

Large building previously used as the Post Office with a 4 Bedroomed apartment above, garage and garden



INFORMATION

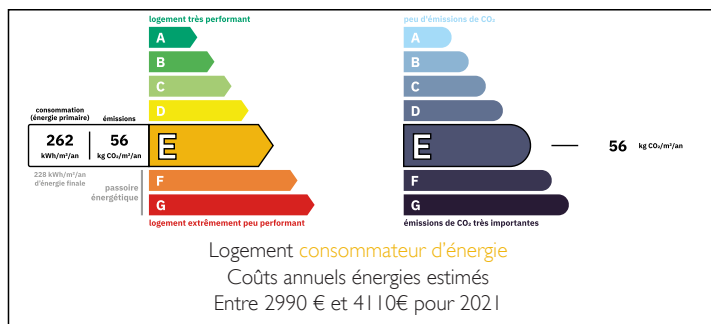
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	104 m2
Plot Size:	1139 m2



IN BRIEF

Saint-Priest-les-Fougères is a charming village located in the northern Dordogne, offering a peaceful setting in the heart of the French countryside. Ideal for nature lovers and those seeking tranquility, the village is surrounded by beautiful landscapes, forests, and lakes. Just minutes from local amenities and close to the lively town of Thiviers, Saint-Priest-les-Fougères combines rural charm with easy access to services, making it an ideal place to enjoy authentic Dordogne living.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property used to be used as the local Poste Office which you can access via the steps at the front of the property. This now consists of one room with a WC at the back of the room.

To access the living area you go to the rear of the property. On the ground floor is the kitchen and a living room plus a WC. Upstairs there are 4 further bedrooms and a bathroom.

The staircase continues up to a large attic.

The building has previously been heated via Gas Central Heating although this system would need to be updated now.

The property is connected to the mains drains, electrics and water.

Attached to the main building is a garage and there are some small outbuildings in the garden.

Beneath the property is a large cellar.

There is lots of potential here to perhaps create one large house, two apartments or even keep it as it is and reopen the Post Office as some sort of shop.

More photos available on request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES