

## Old stone village house that needs a complete renovation

EXCLUSIVE



## INFORMATION

Town:	Nabirat
Department:	Dordogne
Bed:	3
Bath:	0
Floor:	180 m2
Plot Size:	0 m2

## IN BRIEF

Old stone house in need of complete interior renovation. Great spot between Gourdon and Sarlat on the edge of the Dordogne.

## ENERGY - DPE

DPE not required.

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

This is an old village house with good stones and a solid roof.

There are several rooms on the ground floor and first floor as well as a connected garage (needs new roof).

The garage could be used to park a car or there is enough space behind the house to park a car outside.

This property requires a lot of work, but there is a lot of potential for a beautiful house once finished.

The sizes of the rooms are as follows: 22m2, 25m2, 8m2, 35m2, 35m2, 32m2, 23m2 + a single garage.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES