

Single-storey house in need of updating with 2 bedrooms, barn, garage and lovely garden, in a quiet hamlet.



## INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	2876 m2

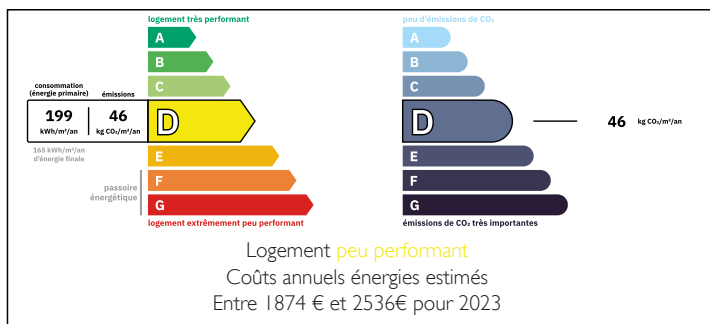
## IN BRIEF

This house to renovate is located in a small hamlet, not far from the village of Saint-Aulaye, with shops, restaurants, schools and college, health centre and cinema, as well as a lovely riverside beach.

Situated 15 minutes from Ribérac, 45 minutes from Périgueux and Angoulême, 1h15 from Bordeaux.



## 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

- Veranda (7 m2)
- Kitchen (28.5 m2)
- Living room (13.7 m2)
- Corridor (7 m2)
- Bedroom 1 (13 m2)
- Bedroom 2 (10.8 m2)
- Shower room with toilet (4.4 m2)
- Boiler/laundry room (6.6 m2)
- Garage (15 m2)
- Barn (24.4 m2) and wine storehouse (30m2)
- Garden of 2876 m2

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

## LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

## NOTES