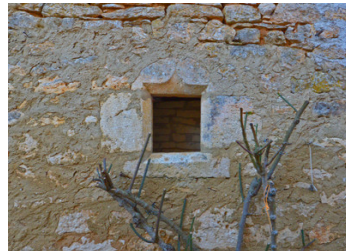


Two 17th-18th century stone houses, a barn and a tractor shed at the edge of a hamlet with its own entrance



INFORMATION

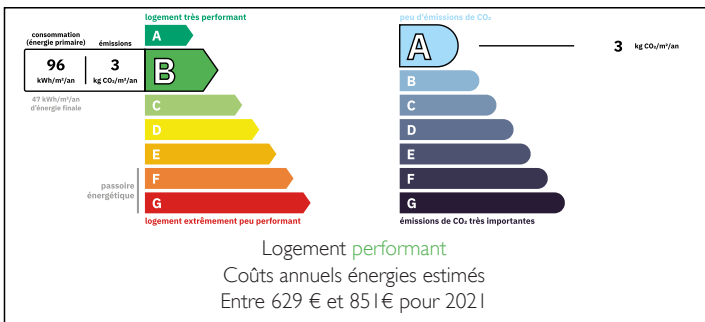
Town:	Sorges et Ligueux en Périgord Dordogne
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m ²
Plot Size:	7199 m ²



IN BRIEF

A three bedroom and an older single bedroom house with its own drive entrance at the edge of an ancient hamlet. The property has lovely view across its own garden to fields and woods beyond and is totally unchanged in outline since the cadastre Napoléon of 1835. The property is at least 17th century in parts and has wonderful stone features, is habitable with kitchens, bathrooms, good roofs with solar panels etc, but needs interior redecorating and updating. An exciting project to tackle piece by piece while living onsite.

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

House 1 (single storey, 18th century, double glazed, heat pump heating)

Entrance hall 6 m²

Sitting/dining room 22 m²

Sunroom 12,5 m²

Kitchen with French door opening onto the terrace 11 m²

1st bedroom 8 m²

Bathroom with bath and double basin 6 m²

W/c 2 m²

2nd bedroom with fitted cupboard 8 m²

3rd bedroom 9,5 m²

House 2 (two storey, 17th century, ancient outside steps to upper terrace)

Ground floor old kitchen with fireplace 30 m²

Bedroom 30 m²

Washroom with w/c, shower cabin and washbasin 3,5 m²

Old bread oven turned into a boiler room 11 m²

Solar 2020-21, Heat pump 2019

Outbuildings

Ancient semidetached two storey stone barn (with upstairs potential)

Ground floor room 30 m²

Loft 30 m²

2nd new barn

Workshop with tiled floor 31 m²

Double garage 50 m²

Land

Garden with drive to private entrance,

Mature fruit trees, walnut trees and 3 truffle trees

Amenities

Local shops and restaurants 7 minutes by car

SNCF train station 15 minutes

Airport (Limoges) 15 minutes

LOCAL TAXES

Taxe habitation:

EUR

NOTES