

Three Bedroomed house with annexe to renovate and swimming pool to renovate.



## INFORMATION

Town:	Saint-Antoine-de-Breuilh
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	2454 m2

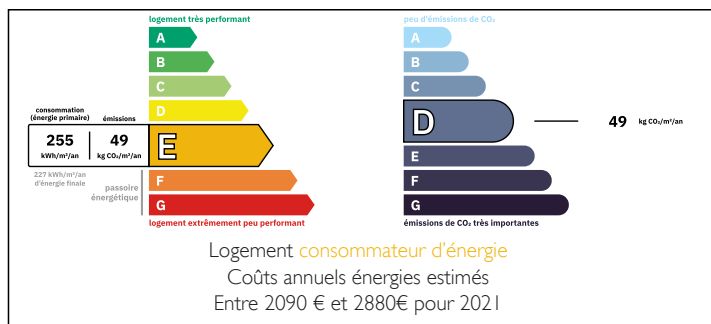


## IN BRIEF

Charming Three-Bedroom House with Annexe and Pool – Renovation Opportunity

Nestled in a tranquil setting, this delightful three-bedroom home presents an excellent opportunity for renovation. Featuring a separate annexe awaiting transformation and a swimming pool in need of refurbishment, this property is ideal for those looking to create their dream residence or a lucrative investment.

## 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

### Main House:

Spacious living area featuring charming character details.

Kitchen with direct access to the garden.

Three well-proportioned bedrooms for comfortable living.

Bathroom and additional WC .

### Outdoor & Additional Features:

Annexe to renovate – ideal for guest accommodation, extended family, or rental income.

Swimming pool in need of refurbishment – the perfect space for a private outdoor retreat.

Generous plot of land – offering opportunities for gardening, leisure, or further development.

This is a rare chance to transform a unique property into a beautiful home in a serene setting.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES