

Beautifully renovated property with barn and courtyard.



INFORMATION

Town:	Saint-Germain-des-Près
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	712 m2

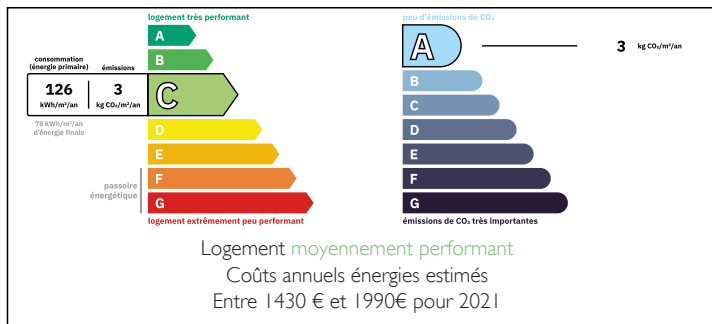
IN BRIEF

This stone built property fully renovated is situated in a small hamlet close to St Germain des Près, a calm spot in the countryside.

You will find a barn of 180m² which could be converted into more living space, or a separate gite, planning permission has been accepted by the mairie.

The roof has been redone, insulation recently fitted, aswell as a recently fitted septic tank, there is heated flooring, electric radiators and a wood burner.

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 main house is around 200m² (under the french carrez law), composed of an entrance with covered terrace (22m²), opening onto a large lounge area (83m²), cathedral ceilings, fully fitted kitchen and dining room with exposed wooden beams and stone walls, there is also an open fireplace.

A beautiful handmade staircase leads to the first floor with wooden flooring, where you will find an office/landing area, 2 mansarde bedrooms, storage, shower room and WC.

A staircase then leads down to the garden floor where you will find an office with storage, hallway leading to the parental bedroom with shower room and walk in wardrobe, separate WC, utility room, could be used as a fourth bedroom if wished, this room has an independant access. Cellar with storage.

The barn of around 180m² is in excellent condition and could be transformed into more living space or gite, it is currently used as a workshop, the roof is redone, on the first floor wooden floor has been fitted already.

Courtyard of 712m² with water well and water tank of 15m³.

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

LOCAL TAXES

Taxe foncière: 880 EUR

Taxe habitation: EUR

NOTES