

Authentic 15th-century Périgord house, dovecote and outbuildings on the heights of Daglan



INFORMATION

Town:	Daglan
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	4200 m2

IN BRIEF

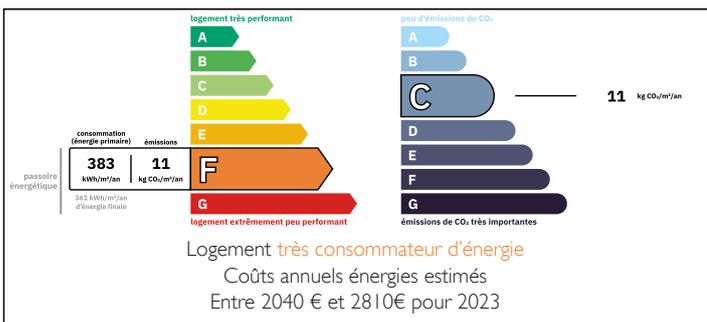
Calling all lovers of old stone, inglenook fireplaces and homes in need of restoration! This Périgourdine features 15th-century stonework, a traditional roof structure, a dovecote, large old inglenook fireplaces, a living area and... lots of potential!

The living area (approx. 125 m2) comprises an entrance hall, fitted kitchen and bathroom; upstairs, a living room with balcony, two bedrooms; in the attic, a large bedroom with dovecote. This part is in need of renovation, but is habitable. Some parts are well insulated, and the house is heated by a wood-fired boiler (central heating).

In terms of potential, you could extend the living area by using two 35 m2 floors adjoining the living room and attic, or convert the adjoining hangar (approx. 75 m2).

Cellar, various small outbuildings, 4200 m2 of land in

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

Calling all lovers of old stone, inglenook fireplaces and homes in need of restoration! This Périgourdine features 15th-century stonework, a traditional roof structure, a dovecote, large old inglenook fireplaces, a living area and... lots of potential!

The living area (approx. 125 m²) comprises an entrance hall, fitted kitchen and bathroom; upstairs, a living room with balcony, two bedrooms; in the attic, a large bedroom with dovecote. This part is in need of renovation, but is habitable. Some parts are well insulated, and the house is heated by a wood-fired boiler (central heating).

In terms of potential, you could extend the living area by using two 35 m² floors adjoining the living room and attic, or convert the adjoining hangar (approx. 75 m²).

Cellar, various small outbuildings, 4200 m² of land in a quiet hamlet in the countryside.

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

LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

NOTES