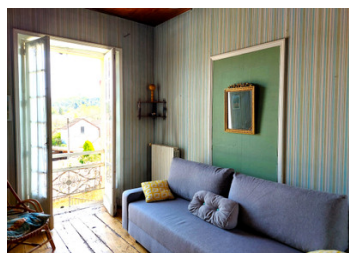


Two stone houses property: 8 rooms/ 4 bedrooms on a plot of 475m2. Close to a beautiful bastide town.



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	475 m2

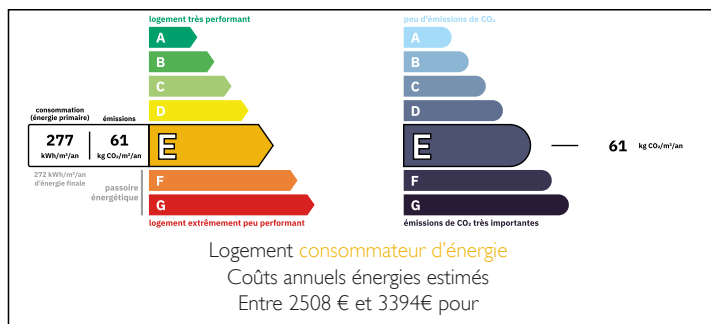
IN BRIEF

Two stone houses property located close to a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities. The property consists of:

- bigger two-level house of approximately 107 m2, 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC. The house disposes of a large terrasse, garage, small yard and a nice garden with trees.

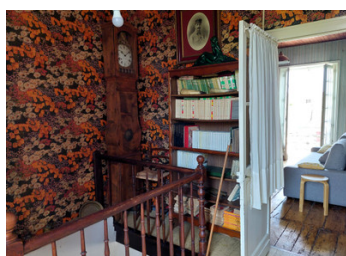
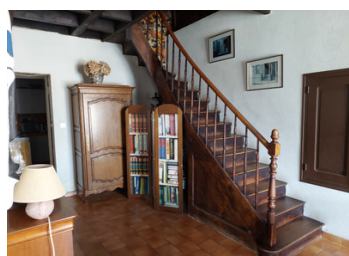
- small two-level house of approximately 63m2, 3 rooms / of which 2 bedrooms and a living room/, 1 shower room and 1 WC. Small closed yard.

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

Two stone houses property located close to a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities. The property consists of:

- bigger two-level house of approximately 107 m², 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC. The house disposes of a large terrasse, garage, small yard and a nice garden with trees. It is connected to the mains. Central gas heating. Some refurbishment works are necessary, in order to transform this building into a nice family, or holiday house.

- small two-level house of approximately 63m², 3 rooms / of which 2 bedrooms and a living room/, 1 shower room and 1 WC. Small closed yard. Connected to the mains. Electric heating. More serious renovation works should be planned for this house, but thereafter it could be used as a gîte, guest house, or long-term rental.

This two-house property offers a big potential and different options of use.

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

LOCAL TAXES

Taxe foncière: 928 EUR

Taxe habitation: EUR

NOTES