

Large family home in need of updating with 5 bedrooms a large garden, a barn and a swimming pool.



## INFORMATION

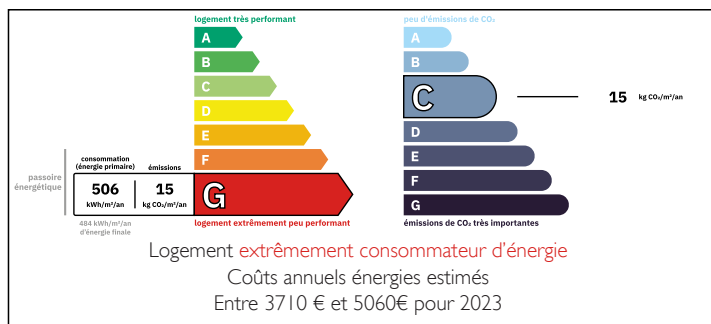
Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	185 m2
Plot Size:	5580 m2

## IN BRIEF

This is a nice property in need of updating and some renovation so that it may be a large family home. The pool is in need of servicing as not been used for over a year and the surrounding decking area needs to be renewed. This property has a downstairs bedroom and bathroom and 4 upstairs bedrooms. There is a hangar attached to the house with a horse box, and there is also a garage/workshop, plus an outside toilette and shower room.



## 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.



## LOCAL TAXES

**Taxe foncière:** 1667 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property in greater detail -:

Downstairs -

Living room & kitchen - 42.50 m<sup>2</sup>

Dining room - 18.70 m<sup>2</sup>

Office space - 9.05 m<sup>2</sup>

Bedroom 1 - 10.30 m<sup>2</sup>

Toilette - 1.10 m<sup>2</sup>

Utility room - 9.05 m<sup>2</sup>

Shower room - 6.30 m<sup>2</sup>

Corridor - 5.65 m<sup>2</sup>

Store room - 12.75 m<sup>2</sup> (this room could be made in a 6th bedroom)

Boiler room - 22.85 m<sup>2</sup>

Upstairs -

Landing/mezzanine - 22.40 m<sup>2</sup>

Corridor - 5.30 m<sup>2</sup>

Bedroom 2 - 17.40 m<sup>2</sup>

Bedroom 3 - 16.05 m<sup>2</sup>

Bedroom 4 - 15.85 m<sup>2</sup>

Bedroom 5 - 13.75 m<sup>2</sup>

Exterior -

Front and side covered terrace areas.

Swimming pool 8 x 4 (chlorine)

Hangar - 38.45 m<sup>2</sup>

Garage - 28.40 (with pit)

Shower room & toilette - 13.85 m<sup>2</sup>

Flat garden of 5580 m<sup>2</sup> with driveway leading up to the front of the house and garage. The garden is partially fenced.

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