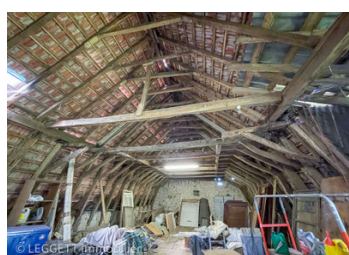


Barn to be renovated into dwelling in lovely village in Lot, between Blars and Beaulieu-sur-Dordogne



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	115 m2
Plot Size:	4140 m2

IN BRIEF

This lovely old barn, typical of the Quercy area, is perfectly located in the heart of a charming village, between Beaulieu-sur-Dordogne and Biars. It has been authorized to be converted into a dwelling house.

There are two levels of around 115 m2 : 16x7.25 m and a height of 6 m under the ridge

Each level has access to the land and can be single storey: first floor was used for animals ; the "grenier" is a large wood floor. The frame is typical of the region, and seems to be in good condition.

You will have to connect water and electricity and the house can also be connected to mains drainage. It faces south/north and east. The village has fiber optics.

The barn benefits from a beautiful, large plot of over

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 habitation: EUR

NOTES

DESCRIPTION

This lovely old barn, typical of the Quercy area, is perfectly located in the heart of a charming village, 10 minutes from Beaulieu-sur-Dordogne and 5 minutes from Biars. It has been authorized to be converted into a dwelling house.

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The barn benefits from a beautiful, large plot of over 4000 m²: vegetable garden, fruit trees, meadows; you could build a swimming pool.

There are two ways to access the house: from the village by walk or privately at the bottom of the garden. A magnificent project, quiet and charming, close to Biars, a dynamic town, and only 10 minutes drive from one of the most pretty village of the area : Beaulieu-sur-Dordogne, on the Dordogne river !

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