

Charming renovated property with courtyard and guest house on 4000m of land.



## INFORMATION

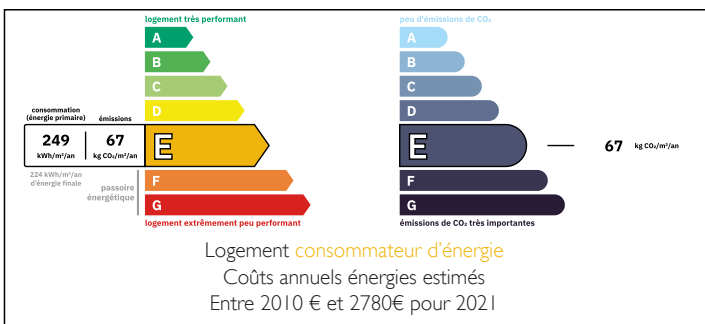
Town:	Temple-Laguyon
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	4225 m2



## IN BRIEF

Charming périgourdine with courtyard and garden of 4000m<sup>2</sup>. Situated in a small hamlet, a calm spot in the périgord noir, 10 minutes from amenities. The house has been fully renovated where you will also find a small guest house, an attached barn and 2 cellars. The electricity, roof, insulation and oil central heating has been replaced.

## 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 house offers around 125m<sup>2</sup>, composed of an entrance onto the kitchen/dining room, lounge, hallway to 2 bedrooms, shower room and a WC. Opposite the house is the guest house with shower room and WC.

Two large cellars in the basement, a barn could also be transformed into more living space.

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

## NOTES