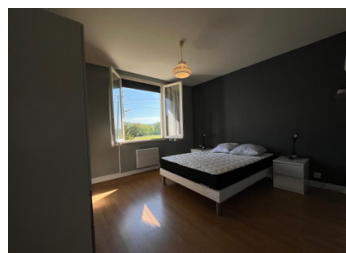
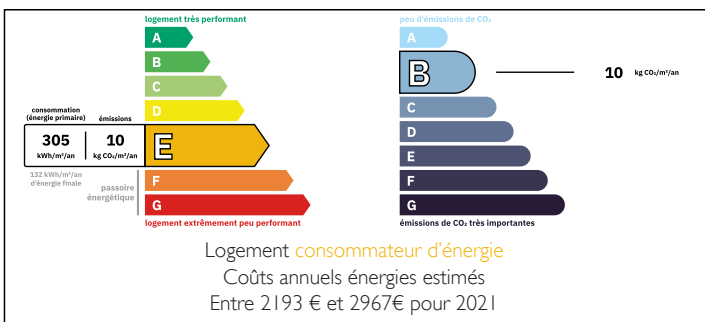


In the Périgord Noir, character house with 6 rooms including 90 m² and an 85 m² garage, on a 2,565 m² plot

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Farges
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	93 m ²
Plot Size:	2565 m ²

IN BRIEF

In the heart of the Périgord Noir, discover this charming 1950s house offering 90 m² of living space, along with a 85 m² basement/garage that is fully convertible.

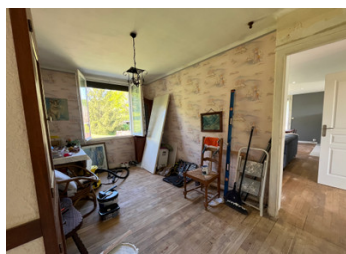
Nestled in an exceptional natural setting, the house boasts panoramic views over the surrounding valleys.

On the ground floor, the basement serves as a garage and storage area! Upstairs, you'll find an open kitchen leading to a bright living room, three bedrooms of around 12 m², a shower room, and a separate WC. Some refreshing updates are needed, giving you the freedom to customize the space to your liking.

The house is set on a plot of over 2500 m². It is the perfect project for a family seeking peace and quiet without being isolated. This is also an excellent opportunity for investors, with rental potential.

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: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of the Périgord Noir, discover this characterful house set in an exceptional natural environment!

Built in the 1950s, this 90 m² home offers great potential. With a 85 m² basement/garage that can be converted to suit your needs, the possibilities are endless! Whether you want to create a playroom, a workshop, or even an independent studio, this extra space is just waiting to be transformed.

Upstairs, you'll be charmed by an open kitchen that flows seamlessly into a bright living room, creating a welcoming and warm living space, perfect for sharing moments with family or friends.

The house has three bedrooms of about 12 m² each. A shower room and a separate WC complete this floor. A light refresh will add the finishing touches to this cozy home, leaving room for your ideas and style.

Set on a beautiful plot of over 2500 m², the house is located in a peaceful environment, yet just 10 minutes from Terrasson, where you'll find all the necessary shops and services, as well as schools (primary, secondary, and high school).

The nearest hospitals and clinics are just a 30-minute drive away, offering both tranquility and easy access to essential amenities.

This property is ideal for a family seeking peace without isolation, as well as for an investor looking for a project with strong rental potential.

Don't miss this unique opportunity – contact us now to arrange your visit

Information about risks to which this property is exposed is available on the Géorisques website...