

## House with outbuilding

### EXCLUSIVE



### ENERGY - DPE

DPE not required.

### INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	1
Bath:	0
Floor:	39 m2
Plot Size:	0 m2

### IN BRIEF

Charming Small Property to Renovate Near Shops and Angoulême Train Station – Ideal as a Second Home

This charming little farmhouse offers great potential and is just waiting to be restored to its former glory. Some renovation work will be needed to bring it back to life.

Set on a 6,488 m<sup>2</sup> plot of land, the property benefits from a new roof on both the house and the outbuildings, completed in 2022.

A 140 m<sup>2</sup> barn completes the property. If you love renovation and stone buildings, this property is made for you."

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 main house consists of a 39 m<sup>2</sup> room with a beautiful fireplace, plus an upper floor of the same size that needs complete renovation.

The outbuilding, on two levels, with renovation work already started, has a surface area of 37 m<sup>2</sup>.

The roof and the framework of the barn need to be completely redone.

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

## LOCAL TAXES

Taxe foncière: 648 EUR

Taxe habitation: EUR

## NOTES