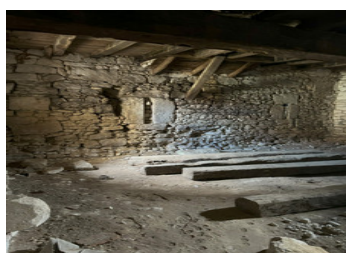


Renovation project in quiet hamlet, full of period features. Planning in place. Plot of 1540m<sup>2</sup>.



## INFORMATION

Town:	Grand-Brassac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	1539 m <sup>2</sup>



## IN BRIEF

This property is ripe for renovation. It dates back to the 18th century and still retains many of the original features such as fireplaces and beams. There is planning permission in place and the tower would form the staircase into what could be a lovely cottage full of character. The plot of land extends to 1540 m<sup>2</sup> and there is a lane at the back of the property that backs onto the land so could easily give access into a large garden and parking area. Provisional plans have been drawn up.

## ENERGY - DPE

DPE not required.

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

This renovation project sits in a small hamlet, and has a large plot of land attached. Outline plans have been drawn up and would produce 132m<sup>2</sup> of habitable space. The large plot of land at the back of the house backs onto a little lane which could give access to extra parking or main entrance into the property. Lots of possibilities with this property.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES