

Farmhouse for renovation. Barn, Outbuildings and Garden. Countryside hamlet, just 5km from commerces -Dordogne



## INFORMATION

Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	82 m2
Plot Size:	4000 m2

## IN BRIEF

A super renovation project - lovely farmhouse with various outbuildings and garden. Situated in a peaceful rural countryside hamlet, just 5km from the local village with bakery, bars and restaurant. Many hiking trails can be found in the local vicinity along with the disused railway line which hosts the 'flow velo' a biking trail which stretches hundreds of kilometres towards the coastal beaches.

## 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

A complete renovation is required on this charming property. The house is connected to well water and there is an electric meter in the outbuilding.

HOUSE 82m<sup>2</sup>

Entrance (staircase to 1st floor)

Lounge 16,26m<sup>2</sup> (3,73m x 4,36m) front aspect, fireplace.

Kitchen 17,1m<sup>2</sup> (4,57m x 3,75m) front aspect, door through to rear, fireplace

Workshop 14m<sup>2</sup> (4,1m x 3,43m) door to rear aspect garden

Room 14m<sup>2</sup> (3,3m x 4,3)

Separate WC

### FIRST FLOOR

Landing 1,78m<sup>2</sup> (1m x 1,78m) staircase to 2nd floor

Bedroom 1 - 19,28m<sup>2</sup> (4m x 4,71m) front aspect, wood flooring

Bedroom 2 - 17,78m<sup>2</sup> (3,76m x 4,73m) front aspect, wood flooring

Room 3,2m<sup>2</sup> (1,79m x 1,79m) ideal bathroom, front aspect

### SECOND FLOOR (beam height 1,7m)

Room 1 - 19,73m<sup>2</sup>

Room 2 - 21,7HOUSE

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Lounge 16,26m<sup>2</sup> (3,73m x 4,36m) front aspect, fireplace.

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## LOCAL TAXES

Taxe habitation:

EUR

## NOTES