

A large, ancient 4 bedroom house of character with a large barn, courtyard and an uninterrupted view



INFORMATION

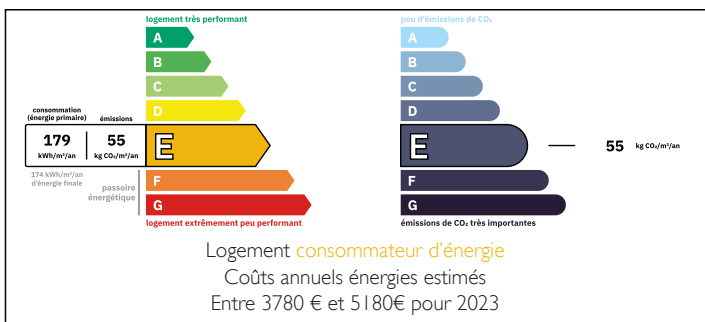
Town:	Granges-d'Ans
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1170 m2

IN BRIEF

An extremely old property with typical late 16th to 18th century stone features and virtually unchanged in outline from the cadastre Napoléon of 1814. The property has large reception rooms, is extremely functional and equipped inside, but needs updating. The house is part of a tiny hamlet that is hidden behind however it has a very pretty courtyard at the front with a lovely view across the countryside.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor (steps to the front door)
Vaste living room with period stone features and kitchen area 65 m²
Utility room 6 m²
Washroom with double basin shower and bidet 8 m²
W/c 2 m²
Sitting room with period stone features 38 m²

1st floor
1st bedroom 13 m²
2nd bedroom 11,5 m²
Washroom with shower, washbasin and w/c 4,5 m²
3rd bedroom 12 m²
4th bedroom 11 m²

Ground floor basement
Two large rooms (that could be developed) with access to a small rear courtyard

Outside
Large courtyard at the front and small walled courtyard behind
Large period barn 110 m²
Stone bread oven

Amenities
Local shops and restaurants 5 minutes by car
Local supermarket 15 minutes by car
Nearest SNCF train station 15 minutes
Nearest airport (Brive) 45 minutes

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