

## House and barn to renovate



## INFORMATION

Town:	Saint-Félix-de-Villadeix
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	1 10 m <sup>2</sup>
Plot Size:	1850 m <sup>2</sup>

## IN BRIEF

Stone house with large barn, both in need of renovation.

This old building has three rooms and a second floor with three rooms, accessible via a staircase. The ground floor has a surface area of approximately 76m<sup>2</sup>, and the second floor is 30m<sup>2</sup>.

The large barn (approximately 62m<sup>2</sup> floor space, two floors possible) adjoining the house could be converted into an extension of the house or a second home, or remain as storage space.

An old garage (23m<sup>2</sup>) is located a few meters from the main building.

Current land area of approximately 1,850m<sup>2</sup>.

Lean-to and cellar (15 square meters).

Very beautiful location with a view, situated in a quiet area close to the village center.

Possibility to purchase other buildings to renovate.

Septic tank and electricity need to be redone, and

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.

## ENERGY - DPE

DPE not required.



## DESCRIPTION

Stone house with large barn, both in need of renovation.

This old building has three rooms and a second floor with three rooms, accessible via a staircase. The ground floor has a surface area of approximately 76m<sup>2</sup>, and the second floor is 30m<sup>2</sup>.

The large barn (approximately 62m<sup>2</sup> floor space, two floors possible) adjoining the house could be converted into an extension of the house or a second home, or remain as storage space.

An old garage (23m<sup>2</sup>) is located a few meters from the main building.

Current land area of approximately 1,850m<sup>2</sup>.

Lean-to and cellar (15 square meters).

Very beautiful location with a view, situated in a quiet area close to the village center.

Possibility to purchase other buildings to renovate.

Septic tank and electricity need to be redone, and the windows are single-glazed.

The roof is in very good condition.

-----

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