

Stone House + Stone Barns + Land + Well near Gourdon & all amenities

EXCLUSIVE



INFORMATION

Town:	Payrignac
Department:	Lot
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	26000 m2

IN BRIEF

This property requires a full renovation but is full of potential. It has EVERYTHING you need for a successful project. Lots of habitable space and further space to convert into habitable space or use for business/farming/events etc.

Land divided into woodland, field and even your own well!



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

The house contains 55m² on the ground floor (+big cellar) and 55m² on the first floor. The inside needs a complete renovation but there is potential for a nice open space kitchen/living/dining and 4 bedrooms upstairs.

The barn attached to the house has a roof that was replaced about 10 years ago, 95m² on the ground floor and plenty of space for a first floor too.

The next building along would be ideal for use as a workshop (36m²).

The large barn opposite the house has around 3m space under the ceiling, 116m² with as much space upstairs.

The buildings in the middle of the property are suitable for storage and one could be a double carport.

There is a field with some walnut trees at the front of the property and some woodland at the back of the property with a well.

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