LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39830AJ24 Price: 59 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (52 400 EUR without fees)

A former boulangerie house in popular village for renovation

INFORMATION

Town:	Sigoulès-et-Flaugeac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

A unique opportunity to acquire a character village house which used to be the village boulangerie and still retains its large original bread oven. This unique property is a complete renovation project throughout and has the potential to become a charming family/holiday home of good proportions.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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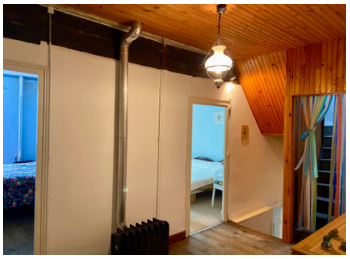

DESCRIPTION

Entrance from the street into the living room with wood burning stove and the original large boulangerie oven. 6.6 x 6m. Entry to galley kitchen with hot water tank and door to small outside area. 6.4 x 2m. Door to cellar (not inspected). Staircase from the lounge to the 1st floor landing 3.6 x 2.5m giving access to all the bedrooms and the bathroom. Bedroom 1 with wash hand basin and door to the balcony 4.6 x 3.2m. Bedroom 2 with door to balcony 4.6 x 2.6m. Bathroom with wash hand basin wc and bath 3.7 x 1.3m. Bedroom 3 with wash hand basin 3.7 x 4.7m. Staircase from the 1st floor landing continuing up to the attic space.

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

LOCAL TAXES

Taxe foncière: **918 EUR**

NOTES

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