

## Great renovation project in a quiet hamlet in north Dordogne



## INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	50 m2

## IN BRIEF

Set in a tranquil rural location, this property offers exceptional potential for those seeking a character full authentic French stone built property.

the building retains many original features, original wooden beams, exposed stone walls and a traditional fireplace while offering ample space for a stylish and sympathetic renovation.

Local shops and amenities are just a short drive or walk away, while regional links provide access to larger cities.



## 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

This property includes a main entrance to a corridor and two spacious rooms with large windows. Electricity and water need re connecting.

The second part of the property which is currently a barn and storage space has potential to be renovated into a large living space and bedrooms upstairs.

Please contact the agent for more information

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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