

Stone cottage to renovate with 2/3 beds, a barn and a 4,5 acres of land, in a small and quiet hamlet.



INFORMATION

Town:	Comberanche-et-Épeluche
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	9423 m2

IN BRIEF

Located in a small, quiet hamlet, this stone house offers an authentic and peaceful living environment. Habitable in its current condition, and in good structural order, it has three bedrooms and offers great potential for renovation to create a comfortable interior while retaining its original charm.

The property includes several outbuildings: a barn offering many possibilities (workshop, garage), an old pigsty, and a well, a real asset for rural life. It has an adjoining fenced garden and a spacious meadow of just under one hectare, ideal for keeping animals.

The property enjoys beautiful unobstructed views of the surrounding countryside.

Located just 7 km from the small town of Ribérac, offering all amenities, as well as a very large weekly market.



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

Ground floor:

- Entrance hall (2.44 m²)
- Living room (17.5 m²)
- Kitchen (15.6 m²)
- Bathroom with shower and toilet (8,3 m²)

FIRST FLOOR

- 2 adjoining bedrooms measuring 17 and 19.6 m² respectively

OUTSIDE

- Barn (60 m²)
- Pigsty (25 m²)
- Enclosed garden at the front of the house
- 2 acres big Meadow

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