

Stone house with a closed yard, close to a pretty bastide, with shops, train station, amenities/OFFER ACCEPTED



## INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	61 m2

## IN BRIEF

Small two-level stone house of approximately 63m2, 3 rooms / of which 2 bedrooms and a living room/, 1 kitchen, 1 shower room and 1 WC. Small closed yard. Connected to the mains. Interior renovation works should be planned for this house, but thereafter it could be used as a gîte, guest house, or long-term rental. The house is located in a nice old bourg of a village, well connected and close to a pretty bastide town in Périgord Pourpre, with shops, train station and weekly market. In the area: beautiful château very close to the house, the river Dordogne 800 m away and various possibilities for sport activities available.

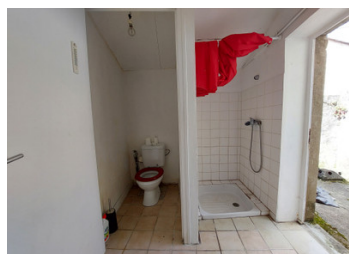


## ENERGY - DPE

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

Charming Village Stone House with Courtyard – Périgord Pourpre

Discover this quaint stone house full of character, offering around 63 m<sup>2</sup> of living space over two levels. It comprises 3 rooms: 2 bedrooms, a living room, a kitchen, a shower room, and a WC. A small enclosed courtyard completes the property.

The house is connected to mains drainage and has double-glazed windows on the ground floor. While renovation work is needed, the property offers fantastic potential: it could easily be turned into a gîte, a charming holiday home, a guest house, or a long-term rental. The attic could also be converted into an additional room. The enclosed courtyard could be transformed into a delightful private outdoor space.

Set in the old center of a pretty village, the property enjoys an authentic setting, while being well connected and close to a lively bastide town with shops, a train station, and a weekly market. Nearby, you'll find a beautiful château just a stone's throw away, the Dordogne River only 800 m away, and many opportunities for outdoor activities.

A property with great potential, perfectly suited to a variety of lifestyle or investment projects.

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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 foncière: 368 EUR**

**Taxe habitation: EUR**

## NOTES