



Ref: A40544AAW24 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

5 bedroomed village house kitchen Bathroom & seperate toilet Verandah parking







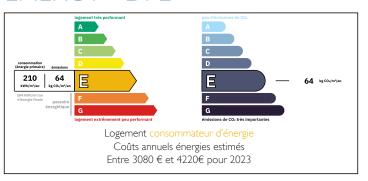








ENERGY - DPE



INFORMATION

Town: Allemans

Department: Dordogne

Bed: 5

Bath:

Floor: 117 m2 Plot Size: 597 m2

IN BRIEF

Charming 19th-Century Stone House in the Heart of Allemans

Built in 1848, this delightful stone house is brimming with character and set in the picturesque village of Allemans, just a short drive from the lively market town of Ribérac.

Originally part of a traditional farm, the property retains much of its authentic charm and offers exciting potential for renovation. The spacious layout and adjoining outbuildings provide ample opportunity for expansion—ideal for creating additional living space, guest accommodation, or even holiday rentals (subject to the necessary planning permissions).

Allemans is a friendly and well-served village, boasting a boulangerie, an épicerie, and a local primary school catering for children up to 10–11 years old.

This is a wonderful opportunity for anyone seeking a rewarding renovation project in a beautiful

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.





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LOCAL TAXES

Taxe foncière: 18 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming 5-Bedroom Village House with Extensive Renovation Potential

Price: 130 800 EUR

This spacious former farmhouse offers five bedrooms and a wealth of opportunities to expand, with potential to extend the living areas into the loft space and into the 150m² of adjoining outbuildings (subject to planning permission).

Originally part of a farm, the property's outbuildings feature mezzanine areas once used for hay storage, as well as the original pig cabins with their attractive arched wooden doors — full of authentic rural character.

To the rear, there is off-road parking and a small garden area with cherry trees, offering views over open countryside — an ideal spot to enjoy the peaceful village surroundings.

GROUND FLOOR

A spacious entrance hall ($15m^2$) leads to a ground-floor bedroom ($13m^2$) and a separate shower room ($6m^2$), with a WC conveniently located nearby.

On the opposite side of the hall, you'll find the living/dining room (13m²) and the kitchen (13m²), which features a traditional low sink typical of houses of this period.

FIRST FLOOR

Upstairs, there are four generous bedrooms (each approximately 13m²). Bedroom 2 is accessed via Bedroom 1, offering excellent potential to create an independent apartment or guest suite.

This property requires renovation, but presents an exceptional blank canvas for anyone wishing to create a large family home, guesthouse, or holiday retreat in a charming rural setting. With its combination of character features and development potential, it's a rare find for those with vision and creativity.

Information about risks to which this property is exposed is available on the Géorisques website...

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