

Charming village house to renovate



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	106 m2
Plot Size:	201 m2

IN BRIEF

On the ground floor, two spacious rooms of 28 m² and 25 m² offer generous volumes and plenty of potential for layout and design.

On the first floor, two additional rooms of 28 m² and 25 m² complete the property.

There is also the possibility to create an attic conversion or a mezzanine, depending on your needs.

The house includes a garden and an adjoining covered area, perfect for enjoying the outdoors.

The property is connected to the main drainage system with a new connection.

New electrical installation with a Linky smart meter.

Roof inspected and in good condition.

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 Renovation Project with Garden

Located in a peaceful small village just a short distance from all amenities — including shops, schools, bars, and restaurants — this delightful property offers fantastic potential.

The house features four rooms and a private garden, with plumbing, electrics, and water connections already in place, allowing you to focus on finishing touches and design.

Full of original character, the property boasts three beautiful stone fireplaces and exposed stone walls, offering the perfect blend of rustic charm and renovation opportunity.

This is an ideal project for anyone looking to create a stunning home full of authentic village charm.

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