

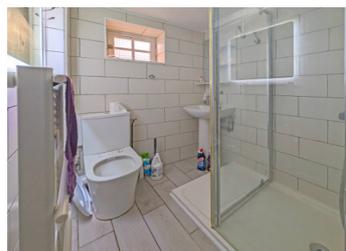
A pretty 17th century 1-2 bedroom stone house in a medieval hilltop village dominated by its castle

EXCLUSIVE



INFORMATION

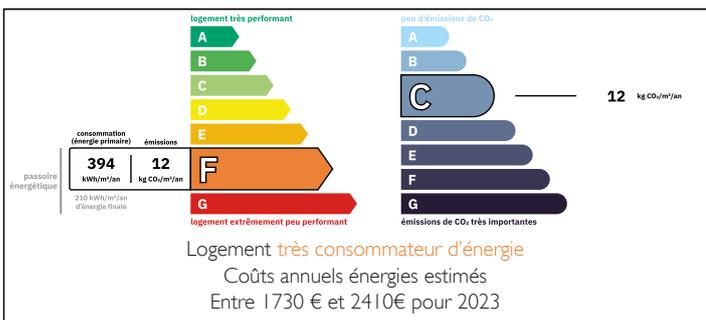
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	62 m ²



IN BRIEF

A 17th century stone property of character in an ancient hilltop village drenched in history, with shops and restaurants a short walk away. The property is neat and habitable leaving possible interior redecorating project which is reflected in a sensible asking price. Therefore, a brief and rare opportunity!

ENERGY - DPE



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
Kitchen 17,5 m²

1st floor
Livingroom with large stone fireplace 21 m²
1st Bedroom 11,5 m²
Ensuite washroom with Shower, washbasin and w/c
3 m²

2nd floor
2nd bedroom 10 m², (24 m² floor area 2 low
beams)
Washroom with shower, washbasin and w/c 6,5 m²

Basement
Cellar

Outside
Narrow seating area (width of the house) outside
entrance and partially the inner side

Amenities
Local shop and restaurants 2-5 minutes' walk
Train station 17 minutes by car
Airport (Brive) 45 minutes by car

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