

Lovely barn conversion in Périgourdin village.



INFORMATION

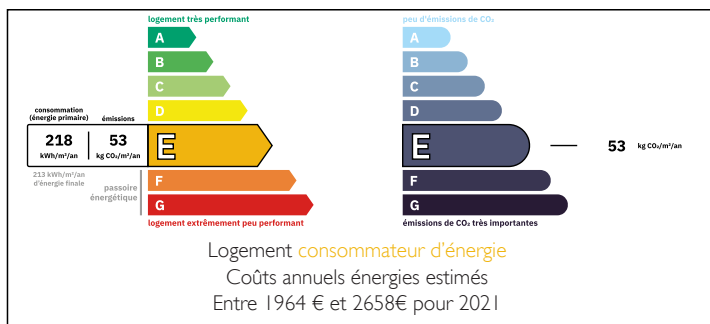
Town:	Coutures
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	160 m2
Plot Size:	1021 m2

IN BRIEF

Delightful property in small village in the Green Périgord. 15 minutes by car from Ribérac with its supermarkets and all services. 5 minutes from the popular town of Verteillac with its Saturday market and plenty of animations. The village is quiet and surrounded by pleasant countryside.

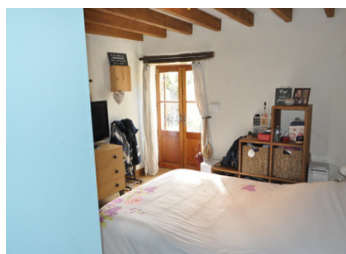


ENERGY - DPE



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

The barn conversion:

On the ground floor: a large reception room or office area (37.71m²) with brown tiled floor; downstairs bedroom (15.3m²) with parquet floors and a French window; shower room: (5.78m²) with toilet; bathroom (6.94m²) with toilet. First floor: Up a wide central staircase to a lounge area with woodstove (33.73m²); a dining area (26m²) and fitted kitchen (14.92m²). Open stone walls and exposed beams which give a lot of charm.. Oil-fired central heating with radiators throughout. A new roof has been laid. The septic tank has been replaced and is up to standard. Flower garden and lawns. Peace and quiet. Lock-up-and-leave holiday property.

Views out over the countryside.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 998 EUR

NOTES