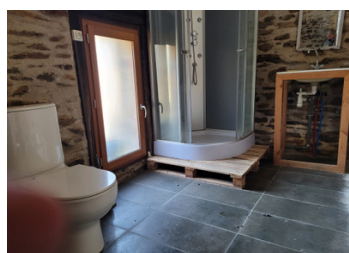


A barn conversion, a studio, a house in need of complete renovation as well as several outbuildings.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Mialet   |
| Department: | Dordogne |
| Bed:        | 0        |
| Bath:       | 0        |
| Floor:      | 200 m2   |
| Plot Size:  | 2214 m2  |



## IN BRIEF

On a plot of approximately 2,200 m<sup>2</sup>, located in a quiet, small-scale hamlet, this characteristic property with various buildings is offered for sale. The property includes a large barn which could be converted into a house, a separate studio, a house which requires complete renovation, as well as several outbuildings.

Barn to be converted, divided in three parts behind double glazed doors.

Right side 77 m<sup>2</sup> / Middle part 85 m<sup>2</sup> with new chimney installed, Left side 75m<sup>2</sup>

Above half of the barn is a wooden ceiling build at 2,2 height, 69m<sup>2</sup> floorspace

Studio with kitchen sink 48m<sup>2</sup> , entresol 12m<sup>2</sup>, Bathroom shower/toilet/sink 6,85m<sup>2</sup>

Small barn, stables, wood storage , approx 80m<sup>2</sup>

Bread oven 34m<sup>2</sup>, carport 32m<sup>2</sup>

Only 8km away from Mialet, village with amenities , or the nature swimminglake Grand etang St Saud.

## 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

This characteristic property with various buildings is for sale on a plot of approximately 2,200 m<sup>2</sup>, located in a quiet, small hamlet. The property includes a large barn that could be converted into a house, a separate studio, a house in need of complete renovation, and several outbuildings.

The barn has a new well insulated roof and three double glazed doors. One double sliding door and two single doors.

The studio is renovated, living room, tiled floor, double kitchen sink, electric radiator, bathroom with shower, toilet and sink and hot water boiler.

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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: 501 EUR

## NOTES