

Stone barn with outbuildings in the Green Périgord region



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Varaignes
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	165 m2
Plot Size:	1611 m2

IN BRIEF

Former stone-built property for renovation, located in a peaceful hamlet in the Périgord Vert region, close to Varaignes and just 30 minutes from Angoulême.

Offering 220 m² of ground-floor space on a 1,611 m² plot, this character property presents excellent development potential thanks to its generous volumes and additional outbuildings.

An ideal opportunity to create a private residence, holiday home, or tourism-related accommodation project in a tranquil natural setting.

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.



LOCAL TAXES

Taxe foncière: 400 EUR

NOTES

DESCRIPTION

Stone Property to Reinvent – Sought-After Area of the Périgord Vert

Nestled in a peaceful hamlet surrounded by meadows and the characteristic landscapes of northern Dordogne, this property offers an excellent opportunity for renovation enthusiasts and those seeking to create a bespoke project.

Set on a 1,611 m² plot, the property comprises a former stone agricultural building together with several outbuildings. The total footprint extends to approximately 220 m², offering significant potential for redevelopment.

With its generous volumes and sufficient ceiling height to accommodate an additional floor, the main building is ideally suited for conversion into a charming family home, holiday retreat, or tourist accommodation business. Electricity is already connected to the site.

Located just a few minutes from Varaignes, a village renowned for its heritage and vibrant community life, the property also benefits from convenient access to Angoulême, which can be reached in approximately 30 minutes.

Highlights include:

- Authentic character and charm of the original stone construction
- Numerous development and conversion possibilities
- Pleasant, easy-to-maintain plot
- Peaceful setting with no significant disturbances
- Spacious interiors allowing the creation of comfortable living areas
- Additional outbuildings providing further potential
- Existing electricity connection
- Prime location between the Dordogne and Charente regions

A property full of potential, offering the opportunity