

Two unique semi-detached houses in need of renovation in the historic district. Magnificent views.

EXCLUSIVE



INFORMATION

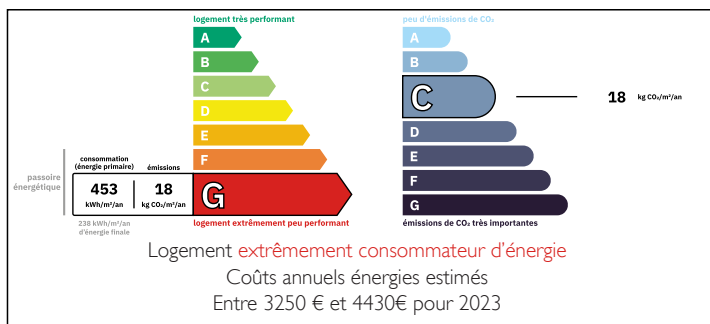
Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	130 m2
Plot Size:	275 m2

IN BRIEF

In the historic district of Argentat-sur-Dordogne, two unique semi-detached houses in need of renovation. The two houses are connected on every floor and can be used as a single property if required. Stunning views over the Dordogne and close to all amenities. A unique natural and historic setting. Magical!

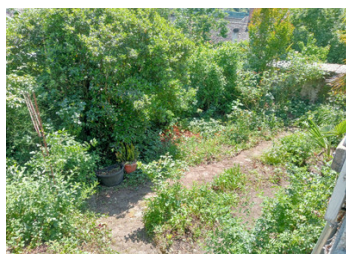


ENERGY - DPE



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

House No. 1:

On the ground floor: a living room with fitted kitchen and open-plan fireplace (35m²), a 10m² room which can be used as a dining room, lounge or bedroom, and a hallway leading to the garden.

On the first floor: two 13m² bedrooms, an 8m² bathroom with a bath, and a charming 9m² lounge. Balcony with a magnificent view of the Dordogne and its historic quarter.

40m² attic with a charming 10m² study under the beams.

On the ground floor, a 12m² garage (door width 1.95m).

In the basement, a beautiful 27 m² vaulted cellar and a small room used as a workshop.

The garden offers space to create a vegetable patch, host a barbecue or set up a relaxation area.

The slate roof has been refurbished.

Sewage system: mains drainage.

Heating system: electric.

Insulation: single glazing.

House No. 2:

Ground floor: A 20m² living room with a fireplace and built-in cupboards, a small room used as a kitchen (6m²) and access to the garden.

First floor: 11m² bedroom, bathroom and toilet (5m²), room with a sink (6m²) and a room used as an office (6m²); direct access to the balcony, which offers stunning views over the Dordogne and the slate-roofed houses of the historic quarter.

Above this is the loft (20m²) and, in the basement, a vaulted cellar measuring 18m².

Sewage system: mains drainage.

Heating system: electric.

Insulation: single glazing.

These two semi-detached houses are situated in the historic quarter of Argentat-sur-Dordogne; they are close to all amenities and are located 23 km from Beaulieu-sur-Dordogne, 29 km from...

LOCAL TAXES

Taxe foncière: 809 EUR

Taxe habitation: 747 EUR

NOTES