

**UNDER OFFER** Partially renovated semi detached cottage, with barn and land, in the lovely Dordogne!

**EXCLUSIVE**



## INFORMATION

Town:	Lussas-et-Nontronneau
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	19813 m2

## IN BRIEF

For those DIYers out there, this is a great opportunity to renovate a country cottage to your liking. A great deal of structural work has already been done, including repairing and raising the walls, re-roofing the building with new rafters etc. and fitting insulation. Added to this one of the largest rooms has had a new solid oak floor with superb oak beams supporting it (pictured). ...



## 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 cottage obviously consisted of two dwellings originally, and therefore is much more spacious than one might think. The original building has two large reception rooms with rooms of the same dimensions on the first floor. A first floor extension has been added to the back of the house which adds two more rooms. All this means that this property could easily be converted into a 3/4 bedroomed house.

And to add to that there is a very large barn and land beyond!

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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 habitation: EUR

## NOTES