

Village house to renovate

EXCLUSIVE



INFORMATION

Town:	Fleurac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	555 m2

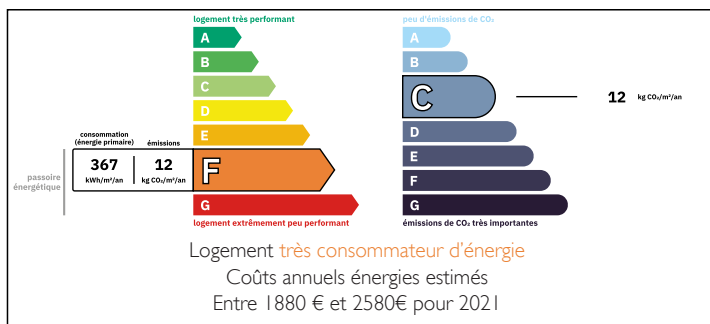
IN BRIEF

In the heart of the village of Fleurac, on the heights of the Vézère Valley, this charming village house offers great potential for a renovation.

The property consists of two buildings that currently form a single dwelling, with the possibility of creating two separate dwellings. It has a pleasant south-facing courtyard at the front and a garden area with garage onto the street at the rear.

Rouffignac and basic amenities are 5 minutes away, Saint-Léon-sur-Vézère is 15 minutes away, Montignac Le Bugue and all amenities are 25 minutes away. Bordeaux is 2 hours away.

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 1

Storage room - 22m²

Blue bedroom - 18m²

Bathroom/corridor - 3m²

First floor - 50m²

House 2

Kitchen - 20m²

Corridor - 3.5m²

Living room - 16.5m²

Bedroom - 23m²

Cellar - 19m²

Its attic offers great possibilities with the potential for an additional 40m² of living space.

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

LOCAL TAXES

Taxe foncière: 343 EUR

Taxe habitation: EUR

NOTES