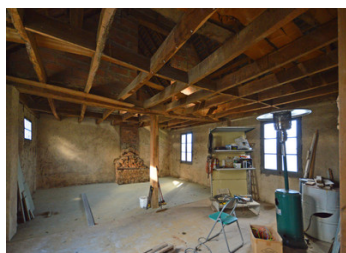
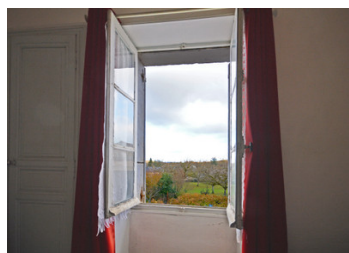


A traditional stone village house with an enclosed courtyard, barn, and views across the hills, Périgord noir



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Sainte-Orse |
| Department: | Dordogne    |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 86 m2       |
| Plot Size:  | 450 m2      |



## IN BRIEF

This property is situated in a pretty medieval village with its castle and local shops and restaurants a short walking distance away. The house needs restoring yet it has sizable rooms as well as the basic amenities, water, electricity, a functioning simple washroom, 2 bedrooms and a living room with exposed stone walls already pointed. In short it has sufficient to camp on site while working on interior improvements, and there is scope to develop further substantial areas where work has already started. In addition, the property has its own access, enclosed courtyard, and a sizable barn, therefore fantastic potential.

## 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

### Ground floor

Rear kitchen with tiled floor 8,5 m<sup>2</sup>

Old Kitchen with large fireplace (blocked) 14 m<sup>2</sup>

Sitting room with exposed stone and pointed floors 30 m<sup>2</sup>

Large room (unused) with fireplace 43 m<sup>2</sup>

### 1st floor

1st bedroom with parquet floor and window with view across hills 14,5 m<sup>2</sup>

Washroom with shower and washbasin and w/c 10,5 m<sup>2</sup>

2nd bedroom with wooden floor and window overlooking the courtyard 10 m<sup>2</sup>

Large room cleared, stripped back to the walls and beams for finishing, replacement floor 43 m<sup>2</sup>

### Courtyard

Large barn with dove niches in the wall 70 m<sup>2</sup>

Open sided covered area

Has septic tank but mains hook up is possible.

### Amenities

Local shops 2 minutes on foot

Local supermarket 7 minutes by car

Nearest SNCF station 7 minutes by car

Nearest airport (Brive) 45 minutes by car

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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