

UNDER OFFER - Traditional stone cottage, large barn, land and lakes



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Chalais  |
| Department: | Dordogne |
| Bed:        | 1        |
| Bath:       | 0        |
| Floor:      | 100 m2   |
| Plot Size:  | 12647 m2 |



## IN BRIEF

UNDER OFFER - Fantastic opportunity to renovate this traditional stone cottage with land and lakes

## 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 property is situated in a small hamlet with no through road between the towns of Thiviers and La Coquille.

The stone cottage needs to be renovated but consists of one room (approx 50m<sup>2</sup>) on the ground floor and the same size room on the first floor. Some work has been started and there is electricity and water on site. A septic tank is needed.

Attached to the house, there is a large barn of approximately 80m<sup>2</sup>. With the correct planning permission, this could be converted to create additional living space.

The land of around 3 acres stretches down to the two lakes at the bottom. The lakes are source fed. They measure approximately 3000m<sup>2</sup> and 600m<sup>2</sup>.

Across the lane from the house, a parcel of land with an outbuilding (in need of immediate attention) completes the ensemble.

The town of La coquille is at 6km and the town of Thiviers at 10km. Limoges airport is at 50km from the property.

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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