

In a beautiful, quiet village, village house to renovate with two outbuildings



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Argentat-sur-Dordogne |
| Department: | Corrèze               |
| Bed:        | 1                     |
| Bath:       | 1                     |
| Floor:      | 50 m2                 |
| Plot Size:  | 522 m2                |



## IN BRIEF

10 km from Argentat, character property comprising a house, an old pigsty and an old stable. All in need of renovation, in a remarkable natural environment.

## 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

Dwelling house:

Ground floor: Living room/kitchen/canteen of 23m<sup>2</sup>. (The stain on the floor in the photo is not seepage, it's a leak from the previous owner's portable radiator).

1st floor: Bedrooms with cupboards (23m<sup>2</sup>) and bathroom.

Basement: cellar.

Sewage system: standard septic tank – shared with the neighbour (easement).

No heating system installed, but an inglenook fireplace with space for an insert or wood-burning stove (flue ready).

Slate roof.

Next door, an old pigsty. Set in a pretty courtyard.

20 metres away, a building used as a stable and garage.

Adjoining a flat plot of 520m<sup>2</sup>.

40km from Aurillac (airport) and 10km from Argentat (all amenities).

Remarkable natural and historic setting.

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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 foncière: 405 EUR**

**Taxe habitation: EUR**

## NOTES