LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30819SUG24 Price: 99 000 EUR

agency fees to be paid by the seller

SOLD !!!! 17th/18th century maison de maitre with a fabulous, enclosed courtyard in a historic village.

INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1300 m2

IN BRIEF

A magnificent and rare 17th/18th century maison de maitre whose enclosed courtyard has remained virtually unchanged since the cadastre Napoléon plan of 1812. Part of the property with a slate roof in fair condition is perfectly habitable with 3 bedrooms (2 overlook the river) and two bathrooms as well as a kitchen/dining room and a sitting room. The rest of the property with tiled roofs needs restoration and therefore priced accordingly, but it includes a small cottage in the corner of a high walled garden at the rear. This is huge opportunity to acquire a very rare property at an affordable price where one can live in comfort while tackling restoration projects on site.

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.

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LOCAL TAXES

Taxe foncière:	**2239 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Ground Floor
Kitchen/dining room, tiled with large fireplace, fitted kitchen units, 2 windows and exit door to the court, and glass doors to the sitting room 33 m²
Sitting room with a parquet floor, fireplace and wood burner, window and French door 25 m²
Veranda 10 m²
Washroom with shower washbasin and w/c 3,4 m²
1st bedroom with parquet floor, fireplace and a French door to the courtyard 24 m²

1st floor
2nd bedroom with two windows overlooking the garden at the rear and an ancient hardwood 'Périgordine' floor 27 m²
Large bathroom with bath, shower cabin, washbasin and w/c 10 m²
3rd bedroom with window, fireplace fitted cupboards and an ancient hardwood 'Périgordine' floor 27 m²

Non habitable
The two wings either side of the centre are projects for restauration, in some buildings the roof has been restored one side but not the other. The rooms in these areas are all on the ground floor, many have lovely features and period mouldings. Short term measures to stop any further infiltration of humidity (roof patching) would be a necessary 1st step. The property is priced in consideration to these initial projects.

Outside
A raised walled garden at the rear with a cottage opposite (included) that needs restoration, there is a rear exit from the garden to the village down steps and through the wall.
A fabulous, enclosed court which includes all facades and an arched gateway.

The property is in an ancient partially fortified riverside village with a medieval abbey and castle.