

Village house with six bedrooms

EXCLUSIVE



INFORMATION

Town:	Lamothe-Montravel
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	251 m2
Plot Size:	65 m2

IN BRIEF

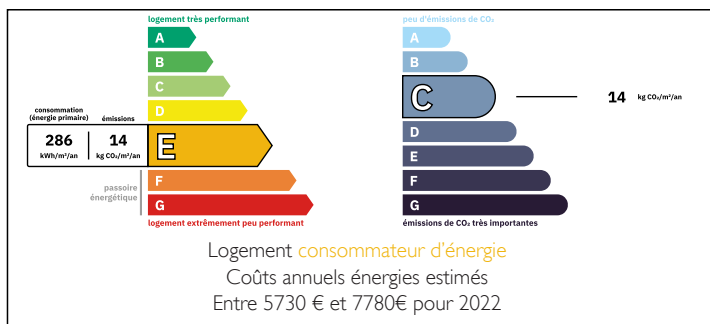
Village house on the church square opposite the recently restored covered market hall.

This 255m² property, in need of renovation, is located in an historic village very close to the site of the last battle between the English and French, halfway between Saint Emilion, the wine capital and UNESCO World Heritage Site, and the bastide town of Sainte-Foy-la-Grande with its renowned Saturday morning market.

With two front doors, this property could be converted into a main residence and a rental accommodation, comprising 6 bedrooms, 3 living rooms and a kitchen.

The property benefits from an enclosed garden of approximately 170m² and a cellar.

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

Ground Floor:

- Living room: 41.49m²
- Hallway: 6.41m²
- Dining Room: 21.40m²
- Entrance hall: 27.72m²
- Kitchen: 17.57m²
- Utility room: 3.50m²
- Pantry/Boiler Room: 9.93m²
- Total: 128.02m²



Upstairs (Right)

- Landing: 12.93m²
- Bedroom 1: 18.72m²
- Bedroom 2: 14.19m²
- Bedroom 3: 13.77m²
- Bedroom 4: 8.25m²
- Total: 67.86m²

LOCAL TAXES

Taxe habitation: EUR

Upstairs (Left)

- Landing: 6.63m²
- Bedroom 5: 25.64m²
- Bathroom: 6.13m²
- Bedroom 6: 16.80m²
- Total 55.20m²

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

NOTES