

Ref: A34051DFA24

Price: 15 000 EUR agency fees to be paid by the seller

## Barn to renovate in a quiet hamlet













# **ENERGY - DPE**

INFORMATION

Town: Saint-Léon-sur-l'Isle

Department: Dordogne

Bed: 0

Bath: 0

Floor: 75 m2

Plot Size: 702 m2

## IN BRIEF

75 m² barn with 702 m² of land in a quiet hamlet

The barn can be used as a home or as a large storage area.

The barn is divided into two parts, one of which has a floor area of approx. 25 m<sup>2</sup> and the second part has a floor area of approx. 54 m<sup>2</sup> and an upper floor of approx. 25 m<sup>2</sup>.

Railway station within walking distance The Périgueux/Bordeaux motorway is easily accessible with no noise pollution.

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.



## www.frenchestateagents.com

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## DESCRIPTION

#### SAINT-LEON-SUR-L'ISLE is located:

- 30 minutes from Périgueux town centre
- 7 minutes from Saint-Astier
- 7 minutes from Neuvic
- 35 minutes from Bergerac
- Ih I 5 from Sarlat
- Ih30 from Bordeaux

Close to the A89 motorway

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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