

A completely isolated cottage in a forest clearing with a small outbuilding, Périgord noir

EXCLUSIVE

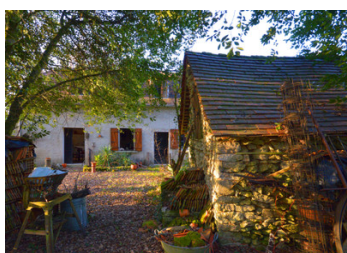


## INFORMATION

Town:	Bars
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	87 m2
Plot Size:	2307 m2

## IN BRIEF

A Hansel and Gretel style cottage literally lost in the woods with an outbuilding, that has a basic kitchen, a large open fireplace, a bathroom with a bath, shower and w/c, no electricity but would have solar potential. The house needs updating and refurbishing inside particularly on the 1st floor where there are 2 bedrooms. For those who wish to be remote yet less than 8 minutes away from local shops and restaurants, this property is a rare find not least as it is completely surrounded by nature.

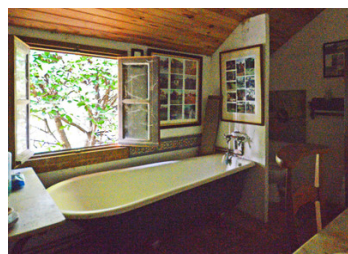


## ENERGY - DPE

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

Ground floor

Kitchen 15 m<sup>2</sup>

Sitting room with large open fireplace 33 m<sup>2</sup>

Washroom with shower cabin, washbasin, w/c and old fashioned bath 13 m<sup>2</sup>

1st bedroom 18 m<sup>2</sup>

2nd bedroom 8 m<sup>2</sup> with fitted cupboards

Outside

Little stone outbuilding

Amenities

Local village restaurant 4 minutes by car

Nearest SNCF train Station, local supermarket and shops 8 minutes

Nearest airport (Brive) 45 minutes

## LOCAL TAXES

Taxe foncière: 176 EUR

Taxe habitation: EUR

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

## NOTES