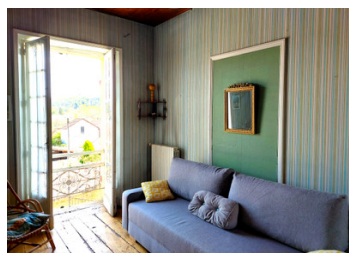


Two stone houses property: 8 rooms/ 4 bedrooms on a plot of 475m2. Close to a beautiful bastide town.



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	475 m2



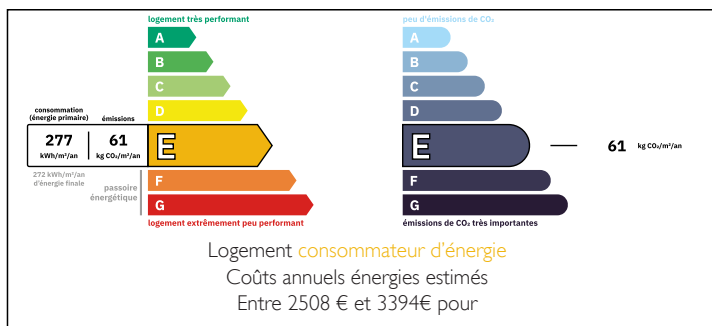
IN BRIEF

Two stone houses property located close to a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities. The property consists of:

- bigger two-level house of approximately 107 m2, 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC. The house disposes of a large terrace, garage, small yard and a nice garden with trees.

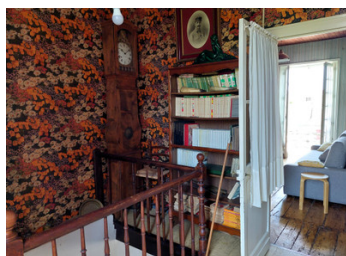
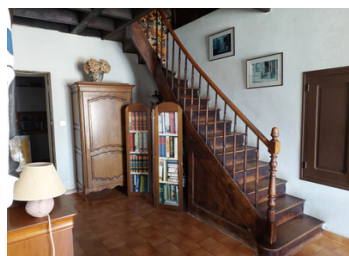
- small two-level house of approximately 63m2, 3 rooms / of which 2 bedrooms and a living room/, 1 shower room and 1 WC. Small closed yard.

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.



LOCAL TAXES

Taxe foncière: 944 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the heart of a picturesque village in Périgord Pourpre, close to a château and not far from the Dordogne River, this characterful stone property of two houses enjoys a calm setting without being isolated as it is just minutes from a lively bastide town with shops, a train station, and a weekly market. The property consists of:

- A house with a total living space of around 107 m², which offers 5 rooms: 2 bedrooms, an office, a lounge, a living/dining room, a kitchen, a bathroom, and 2 WCs.

At the front, you'll find a large terrace with open views and a garage. At the back, a small courtyard and a mature, easy-to-maintain garden provide the perfect space to relax outdoors.

The property is connected to mains drainage and equipped with central gas heating. The attic offers the potential to be converted into a large extra room or studio.

Some refurbishment will bring out the full potential of this property, making it ideal as a spacious family home or a characterful holiday retreat.

- quaint stone house full of character, offering around 63 m² of living space over two levels. It comprises 3 rooms: 2 bedrooms, a living room, a kitchen, a shower room, and a WC. A small enclosed courtyard completes the property.

The house is connected to mains drainage and has double-glazed windows on the ground floor. While renovation work is needed, the property offers different options: it could easily be turned into a gîte, a...