

Stone built property including two houses, studio, garages and workshop, land, close to amenities, quiet area.



## INFORMATION

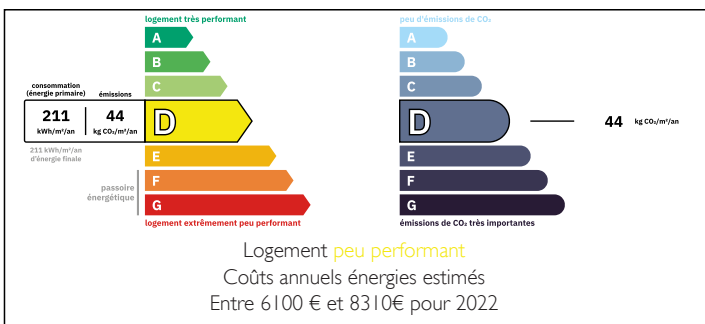
Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	270 m2
Plot Size:	5558 m2



## IN BRIEF

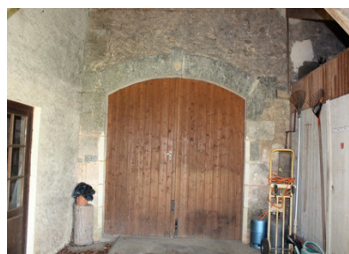
Very nice buildings for this property and large potential for any activity. Comprising two houses with two garages and workshop in between. One house is immediately habitable, the other needs to have its interiors refurbished. Independant studio, with few workings to do, is also available for renting as a gite. A beautiful plot of land with garden, lovely trees, swimming pool and a well are adding nice benefits. At a few mns from Beaumontois en Périgord with amenities. At less than 30mns from Bergerac airport.

## 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: 2104 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The first house comprises at the ground floor an enclosed veranda with double glazed windows, an entrance with an open plan kitchen, a living room(30m<sup>2</sup>) with tiled floor, chimney, boiler room (gaz), toilets and larder. A laundry room with outdoor access.

A wooden staircase leads to the first floor and the three bedrooms(13,85m<sup>2</sup>, 15,95m<sup>2</sup>, 12m<sup>2</sup>) with parquet floor, an office, a tiled shower room and toilets, all double glazed windows. Access to the attic with insulation.

The large garage, in the barn, with tiled floor, stone walls, a workshop as well as another enclosed garage and storage room is accessible from the ground floor and a large wooden door from outside.

The second house attached and which needs interior restauration comprises on the ground floor, an entrance, two living rooms, a kitchen, a dining room, a chimney, a veranda, larder and toilets.

A wooden staircase leads to the three bedrooms(11m<sup>2</sup>, 11m<sup>2</sup>, 14m<sup>2</sup>), vestibule with parquet floor, a bathroom (to be redone), separate toilets.

Another staircase leads to the large attic with parquet floor and exposed beams.

Another benefit is the studio(50m<sup>2</sup>) with independant entrance, living room, kitchenette and storage room on the ground floor. on the first floor, a bedroom, shower room, toilets, double glazed windows. the land included comprises fruit and ornamental trees, lawn and a large meadow.

A swimming pool with shelter, a well in working order and nice views.

At a few minutes from Beaumontois en Périgord, Cadouin. Bergerac is at...