

Residential property with small garden, cellar with ground floor and first floor, outbuilding, separate land

## EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Grand-Brassac |
| Department: | Dordogne      |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 105 m2        |
| Plot Size:  | 340 m2        |

## IN BRIEF

There are two dwellings, one to renovate and the other to restore.

In the heart of a small village with an extraordinary 12th-century fortified church, facing it, the house has all the basics for a tasteful renovation.

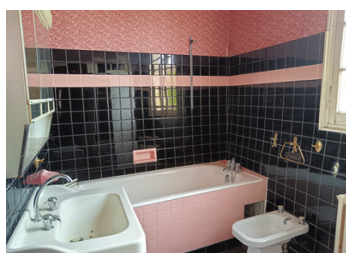
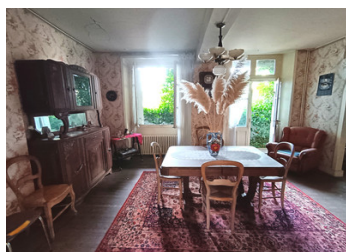
Entrance hall, kitchen, living room and upstairs 3 bedrooms, bathroom and toilet make it ideal for a young family keen to start restoring the old 18th-century forge.

The house has oil-fired central heating and is connected to mains drainage.

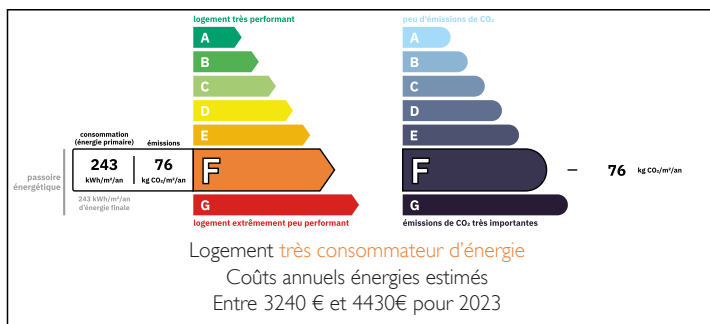
Renovation budget required.

Angoulême 1 hour. Périgueux 25 minutes.

Bergerac airport 1 hour. Bordeaux airport 1 hour 30 minutes.



## 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

In 'its original condition', this is a wonderful opportunity to purchase a group of properties at a low price, either to renovate or completely restore, located in a charming and very photogenic village in the Val de Dronne.

The first property to renovate, with a surface area of approximately 80 m<sup>2</sup>, comprises an entrance hall, a kitchen and a living room.

A beautiful traditional elm staircase leads to the upper floor.

Bathroom. Toilet. Storage room.

Two beautiful bedrooms, each measuring over 13 m<sup>2</sup>, offer unrivalled views of the impressive stone structure that is the extraordinary medieval church of Grand-Brassac.

Construction of this fortified church began around 1140 and was completed in the 13th century. Attacked several times during the Hundred Years' War and then during the Wars of Religion, it served as a refuge for the inhabitants without ever falling into enemy hands. (Wikipedia)

The house is built on a cellar with double access, including level access from the inner courtyard.

A second, very old house adjoins the main dwelling. Two rooms were once converted and form the basis of a total restoration project including another part of the building to be preserved.

Adjacent to the buildings is a 340 m<sup>2</sup> plot of land planted with fruit trees (cherry, apple, etc.) on the outskirts of the village, 200 metres from the house.

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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 foncière: 520 EUR**

**Taxe habitation: EUR**

## NOTES