

3 barns with planning permission on 2700 m of land opposite the Château de l'Herm.

EXCLUSIVE



## INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	86 m <sup>2</sup>
Plot Size:	2700 m <sup>2</sup>

## IN BRIEF

Situated in the small hamlet opposite the newly renovated Château de l'Herm. This set of three barns to renovate into living accommodation is just waiting for you. They are surrounded by more than 2700 m<sup>2</sup> of land. In a magnificent setting with panoramic views, close to the market town of Rouffignac St Cernin de Reilhac where you will find all amenities.

## 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

The property comprises A barn of approx. 40 m<sup>2</sup>, a second semi-detached barn of approx. 30 m<sup>2</sup> and a third barn of approx. 20 m<sup>2</sup> at the back of the property which could be used as an outbuilding. Electricity to be connected, water at the entrance to the property. Permission to convert into a dwelling has been granted. The property is subject to the 'Bâtiments de France' regulations, as it is close to the château.

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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