

A 16th century property to restore with a barn, its own walled garden and courtyard in a medieval hamlet



INFORMATION

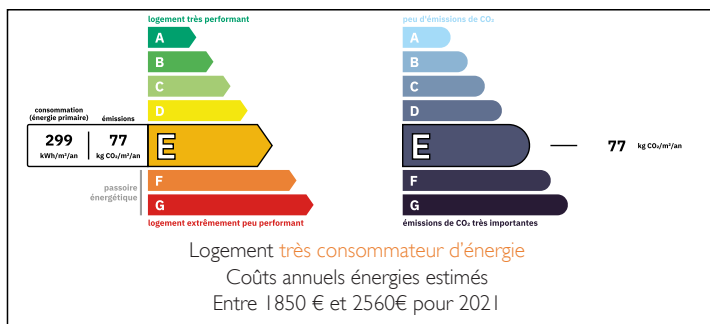
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	545 m2

IN BRIEF

A stunning wing to a large house to restore with its own entrance, walled courtyard and garden which includes a beautiful barn. The wing has many period features including a splendid stone fireplace carved with a pair of heraldic shields and sculpted stone windows and doorways. A wonderful opportunity to acquire and faithfully restore a piece of history high on a hillside with some far-reaching views



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

Wing (to be restored)
Upper room with fireplace 30 m²
Lower room 31 m²
Former kitchen 27 m²
Former bedroom 19 m²
Former bathroom 4 m²
Basement (lower ground floor)

Barn (to be restored)
83 m² approx

Garden (walled)
545 m²

Amenities
Local shops 4 minutes by car
Local supermarket 12 minutes
Nearest SNCF train station (Thenon) 22 minutes
Nearest airport (Brive) 47 minutes

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