

## Stone Barn to Reimagine – A Characterful Renovation Project in the Heart of the Périgord



## INFORMATION

<b>Town:</b>	<b>Monmadalès</b>
<b>Department:</b>	<b>Dordogne</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>143 m2</b>
<b>Plot Size:</b>	<b>150 m2</b>



## IN BRIEF

Stone walls, soaring ceilings, generous volumes – a blank canvas ready for your vision.

Nestled in the peaceful village of Monmadalès, in the heart of the Dordogne countryside, this stone barn in need of complete renovation is perfect for lovers of authenticity, renovation enthusiasts, or anyone dreaming of a unique property far from cookie-cutter homes.

A rare opportunity for a bespoke project. (subject to planning permission)

With a total area of approximately 143 m<sup>2</sup>, this building offers a solid foundation for a tailor-made renovation project:

- o Authentic stone structure full of character
- o Spacious interiors with plenty of natural light
- o Ceilings of approximately 5 metres, ideal for a mezzanine, cathedral-style living space, or a chic

## 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

Countryside living with modern comforts.

Situated in the heart of the Portes Sud Périgord community, the property enjoys a tranquil village setting while remaining conveniently close to local amenities.

The village benefits from fibre-optic internet, allowing high-speed connectivity for remote work, streaming, and staying connected, even in the heart of the peaceful Dordogne countryside.

Current Layout:

- o Room 1: approx. 27.3 m<sup>2</sup>
- o Room 2: approx. 15.6 m<sup>2</sup>
- o Room 3: approx. 13.2 m<sup>2</sup>
- o Attic space: approx. 33 m<sup>2</sup>
- o Main barn: approx. 54.3 m<sup>2</sup>

Ceiling height: approx. 5 m – perfect for mezzanines or cathedral-style spaces

Full renovation required, offering complete freedom to design your dream home, subject to planning permission.

A property for those with vision.

This stone barn could be transformed into:

- o a charming main residence
- o an atypical countryside loft
- o an authentic second home
- o a holiday rental or investment property
- o an artist's studio or professional workspace

A rare opportunity for discerning buyers seeking a unique property in the Périgord, with real potential for added value.

The village is equipped with fibre-optic internet, providing high-speed connectivity for remote work, and staying connected, even in the heart of the peaceful Dordogne countryside.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES