

An 18th century 3 bedroom house with a fenced garden with mature trees in a pretty riverside village



## INFORMATION

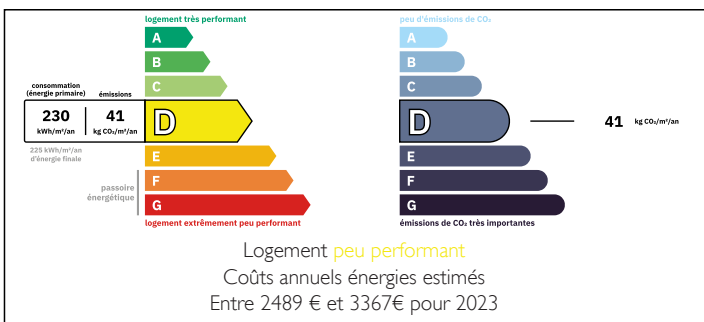
Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	1108 m2



## IN BRIEF

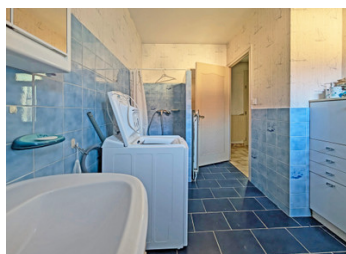
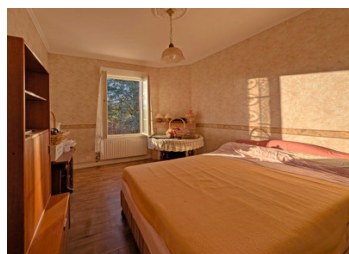
This 18th 3 bedroom property is depicted on the cadastre Napoléon of 1811. Despite its age, it has undergone a number of mid-20th century interior modifications part of which needs reversing back to its original character/period. This has been reflected in the price and therefore presents itself as an affordable period house of massive potential for a family home with a secure garden for dogs or children.

## 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

Ground floor

Entrance Hall 16 m<sup>2</sup>

Sitting room 12,5 m<sup>2</sup>

Kitchen 17 m<sup>2</sup>

Rear hall 3 m<sup>2</sup>

Tiled bathroom with bath and shower and a utility area 8 m<sup>2</sup>

W/c 2,5 m<sup>2</sup>

First floor

Landing 4 m<sup>2</sup>

1st bedroom 21 m<sup>2</sup>

2nd bedroom 11,5 m<sup>2</sup>

W/c and washbasin 3 m<sup>2</sup>

3rd bedroom 12,5 m<sup>2</sup>

Basement

Large cellar 45 m<sup>2</sup> (approximately)

Gas central heating

Garden (fenced with a gate for parking), mature trees 1108 m<sup>2</sup>

Amenities

Local café 3 minutes walk

River 1 minute walk

Local shops and supermarket 3 minutes by car

Nearest SNCF train station (Thiviers) 23 minutes by car

Nearest airport (Limoges) 1hr 14 minutes by car

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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