

A collection of historic stone buildings, partially renovated, next to a 12th century castle



## INFORMATION

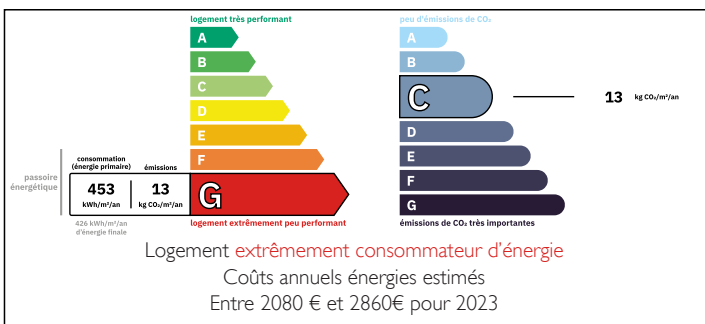
Town:	Dournazac
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	98 m2
Plot Size:	2140 m2



## IN BRIEF

Great location for this impressive collection of stone buildings offering great potential for conversion. Part of the barn is already converted to provide a living space whilst carrying on with the rest of the project. There is a delightful, old stone house to be renovated and a further large barn. Situated along the Richard the Lionheart Route with lovely views of the castle and its lake.

## 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

Located in a unique setting with no nearby neighbours, this presents an exciting opportunity, perfect for developing a tourism-related venture.

A charming old stone house of approximately 90m<sup>2</sup> sits on the edge of the lake and offers excellent potential to be transformed into a beautiful home. It could serve as a holiday rental or as the owners' residence while the apartment is let out.

Entirely on one level, the tastefully renovated apartment comprises an entrance hall leading to a WC (4m<sup>2</sup>) and a compact kitchenette (2.8m<sup>2</sup>). A corridor gives access to a bedroom (19m<sup>2</sup>), a spacious bathroom with walk-in shower (15m<sup>2</sup>), and a cosy lounge (27m<sup>2</sup>) featuring a log burner.

The remainder of the barn provides approximately 160m<sup>2</sup> of additional floor space, offering further conversion potential or generous storage.

There is also a cellar to the rear of the barn, along with former pigsties attached to the house.

Located in the Périgord-Limousin Natural Park, 38 km from Limoges Airport. The nearest amenities are a 2 km drive away, with larger facilities available 7.3 km away.

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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