

## Residential house with a barn



## ENERGY - DPE

DPE not required.

## INFORMATION

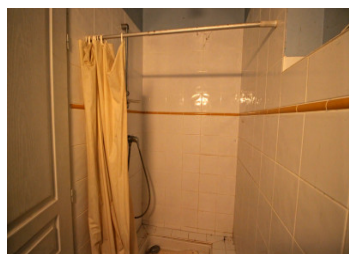
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Félix-de-Villadeix |
| Department: | Dordogne                 |
| Bed:        | 2                        |
| Bath:       | 1                        |
| Floor:      | 50 m2                    |
| Plot Size:  | 782 m2                   |

## IN BRIEF

Village house (48m2) consisting of: an unfitted kitchen open to a living/dining room with a wood stove, 2 bedrooms, and a shower room with separate toilet. The house is made of stone and has recent double glazing, a septic tank, and the roof is in good condition. A cellar (10m2) and an attic space, as well as an attached barn (100m2 on the ground floor, 2 possible levels), complete the property. Backyard at the rear and not fenced. Very quiet location and close to the village center. Renovations needed.

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

Village house (48m<sup>2</sup>) consisting of: an unfurnished kitchen (18m<sup>2</sup>) open to a living/dining room with a wood stove, 2 bedrooms (9-11m<sup>2</sup>) and a shower room (2.5m<sup>2</sup>) with separate WC/laundry room (2m<sup>2</sup>) and hallway (5.5m<sup>2</sup>).

The house is made of stone and features recent double glazing, a septic tank, and the roof is in good condition.

A cellar (10m<sup>2</sup>) and an attic space, as well as an attached barn (100m<sup>2</sup> on the ground floor, 2 floors possible), complete the property.

Back garden, not fenced.

Very quiet location, close to the village center.

Renovations needed.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES