

In a beautiful, traditional village in Corrèze, near the Dordogne, a charming house in need of renovation



INFORMATION

Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	210 m2

IN BRIEF

A rare find! In a charming village full of character in Corrèze, 2 km from the Dordogne and 3 km from all amenities, a lovely house dating from 1893 in need of complete renovation. A must-see for enthusiasts!



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

This property comprises two adjoining houses with basements in need of renovation. The slate roof will need to be repaired.

House No. 1:

Ground floor: a large 36m² living room with an open-plan fireplace, a 10m² bedroom, a bathroom with a shower, and a toilet.

First floor: two bedrooms (16m² and 14m²).

Basement: 36m² cellar

House No. 2 – Single-storey ground-floor flat comprising a 20m² room serving as a kitchen, bathroom, living room and toilet.

In the basement: a 28m² cellar.

Fenced garden of 210m²

Property situated 3 km from the centre of Argentat-sur-Dordogne, 20 km from Beaulieu-sur-Dordogne, 32 km from Tulle and 43 km from Brive-la-Gaillarde (airport).

Remarkable natural and historic surroundings.

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

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES