

Country farmhouse with stone built barn on 1800m of garden, a calm spot close to St Yrieix La Perche.

EXCLUSIVE



INFORMATION

Town:	Angoisse
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	1800 m2

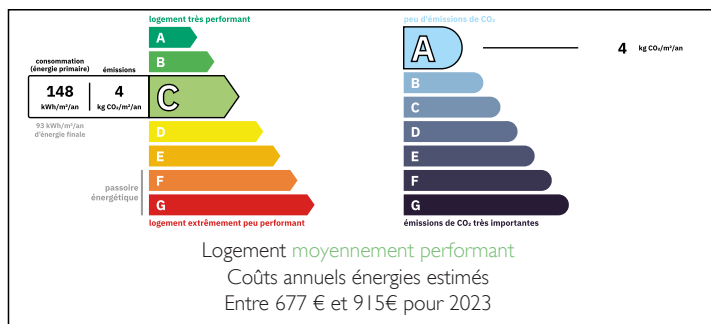
IN BRIEF

Come and discover this charming house with a stone built barn, surrounded by 1800m² of shaded garden, a calm spot only 8 minutes from St Yrieix La Perche.

The house is liveable straight away, fitted with a heat pump (central heating), triple glazed windows, a thermodynamic water heater, insulation recently fitted and individual septic tank.



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

The house is composed of an open kitchen, two bedrooms, office/bedroom, shower room, WC, utility room.

Cellar and covered terrace.

First floor; room to be renovated of 80m² with entrance and terrace.

Barn of 78m² on two possible levels, great renovation project, currently used as a garage/workshop.

Garden of 1800m² fully enclosed with two entrances.

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

NOTES