

Barn to renovate



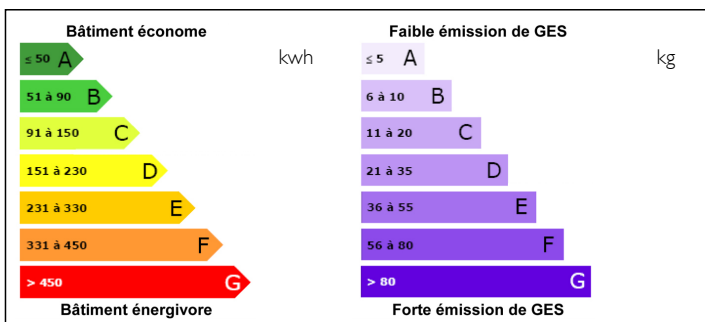
INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	140 m2
Plot Size:	672 m2

IN BRIEF

Beautiful development project in a charming village for country living but close to amenities. The barn currently corresponds to a finished shell (roof and walls). This leaves you free to create your home as you wish. The building is made of stone and various openings already exist. The barn has a floor area of 70m2 and can be extended to a second floor, i.e. approx. 140m2. The land is easy to maintain and flat, but can also be used for a swimming pool, in a quiet location with neighbors. It is possible to buy a house for renovation.

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

Beautiful project in the countryside but close to amenities.

This stone barn is in need of renovation. It has a floor area of 70 m² and could be extended to 120 m² with a second floor.

The roof is in good condition and there are several openings that could be used as windows/doors. A septic tank will need to be installed.

The land is flat and suitable for a swimming pool. The property is in a quiet location, but with neighbors.

A great renovation project in the heart of a beautiful village.

It is also possible to buy a house to renovate.

All the amenities you need to live happily in the countryside are 10-15 minutes away.

Le Buisson de Cadouin 10 km

Trémolat 5 km

Lalinde 8 km

Bergerac 29 km

Sarlat 46 km

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

NOTES