

Authentic single-storey house. Habitable but needs finishing. Outbuildings. Large grounds. Near Périgueux.

EXCLUSIVE



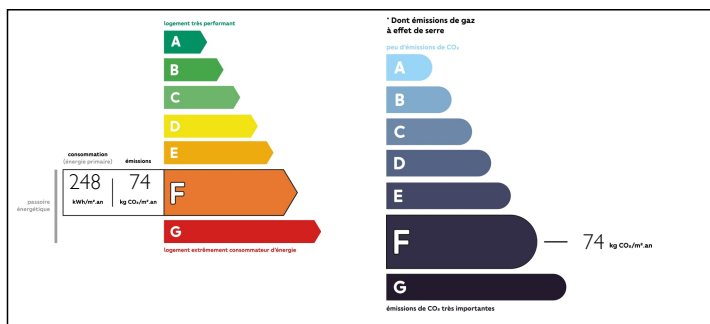
INFORMATION

Town:	Chancelade
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	68 m ²
Plot Size:	4300 m ²

IN BRIEF

A warm welcome to lovers of traditional Périgord stone houses full of charm. Situated on the chemin de Compostelle. Single-storey house. Habitable, but in need of renovation, of approx. 67 m² comprising : Entrance hall, shower room, kitchen, sitting room and two bedrooms. An attic, two cellars of approx. 24 m² and a 35 m² outbuilding with rabbit cages on land with planning permission. Over 4,000 m² of land in a nature reserve with garden shed and garage. Terrace. Absolute peace and quiet.

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

Enjoy the gentle pace of life in this charming house with its large, leafy garden.

Wooden double-glazed windows, wooden shutters. Oil-fired boiler. Mains drainage, fireplace. Two 11 m² bedrooms, one with fitted wardrobes. South-facing. Situated in the heart of a hamlet 10 minutes from the centre of Périgueux.

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

NOTES