

Village house on 5 floors for restoration

Price: €139,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Belves Aquitaine,24170

In the Land of the Bastides: Very large stone village building on 5 floors to be restored of about 150 m2 to be - 225 m2 for 3 other floors (cellars overlooking garden, garden level and attic)

- 1 floor with commercial premises, large room, bathroom, balcony on garden
- 1 floor with kitchen, living room, bedroom, bathroom, balcony on the square
- 1 floor with 2 large rooms
- 1 floor with large cellars and access to the walled garden
- 1 floor with large attic
- a central staircase serving all floors
- electric heating and fireplaces
- small courtyard and walled garden outside about 80m2 with private entrance by street behind
- everything in the sewer
- 2 entrances (front and back)
- free public parking in the market square in front
- ADSL, WIFI
- Exhibition North East / South West

On the ground floor, entrance by the market place: a commercial place with private entrance (16m<sup>2</sup>); a door leading to a corridor with access to the toilet (2.5m<sup>2</sup>) and a large room with balcony to the South / West (21m<sup>2</sup>).

On the 1st floor, a large living room with fireplace, wooden floor, 2 large windows to the north east overlooking the balcony and views of the market square (30m<sup>2</sup>), kitchen (9m<sup>2</sup>), bedroom with wooden floor (16m<sup>2</sup>) and a bathroom with shower, washbasin and wc (4m<sup>2</sup>).

On the 2nd floor, two large rooms with fireplace (about 30m<sup>2</sup> each), wooden floor, very nice views.

Very large attic with wooden floor at the top suitable for conversion.

At the level of the cellars, 2 beautiful rooms with access to the garden and a small back alley with a private parking place.

A building for restoration with many volumes in a medieval village typical of the Perigord Noir.

Taxes real estate: 800 Euros approximately

Purchase costs: 9000 Euros approximately

