

## Corps de ferme with outbuildings and land with walnut trees in small tranquil dordogne village



## INFORMATION

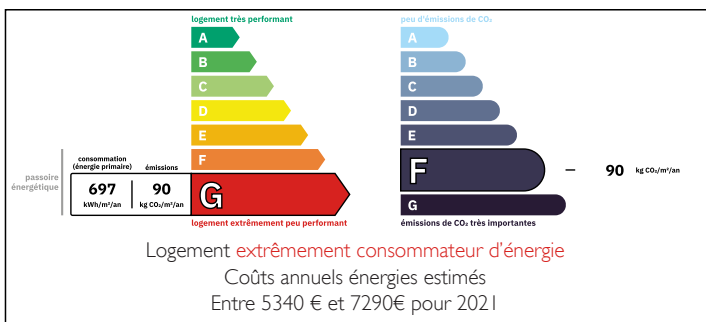
Town:	Saint-Rabier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	6001 m2

## IN BRIEF

Real estate complex is located in the center of a small village of dordogne and consists of the main house with 5 large rooms, attic of 95m2 to amanager, vaulted cellars, barns, shelters, nut dryer and roadside outbuildings with commercial use possible.

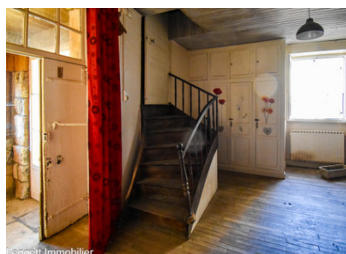
The land is 6001 m2 partly sported with walnut trees.

## 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

Entrance hall  
Bathroom and wc  
Kitchen 39m2 with fireplace  
Living room 32m2  
Toilet  
Bedroom 1 - 24m2  
1st Floor  
Bearing  
Bedroom 2 - 15m2  
Bedroom 3 - 15m2  
Garden level  
Vaulted cellar 28m2  
Cellar 46m2 with oil fired boiler / oil tank  
Shed 42m2  
Walnut Drying shed 2 levels - 20m2  
Barn on 2 levels 130m2  
Outbuildings  
Well (spring)  
Farm Land with mature walnut trees

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES