

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



Leggett Immobilier

## 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.



Leggett Immobilier



Leggett Immobilier



Leggett Immobilier



Leggett Immobilier

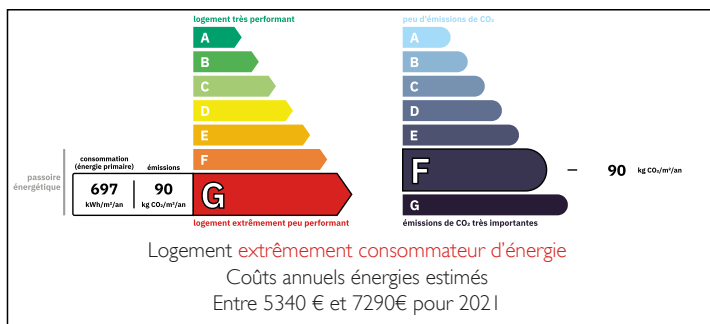


Leggett Immobilier



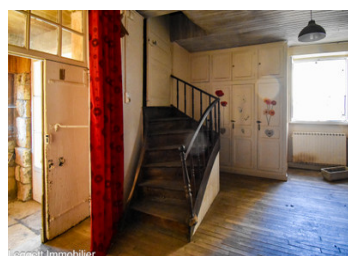
Leggett Immobilier

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

-----  
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