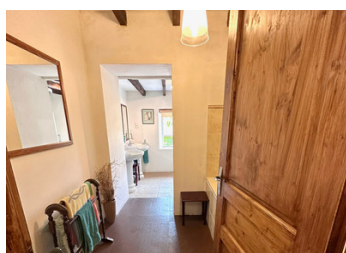


Authentic farm on 3.5ha with pool and 570m2 of outbuildings in a stunning hamlet in beautiful countryside

## EXCLUSIVE



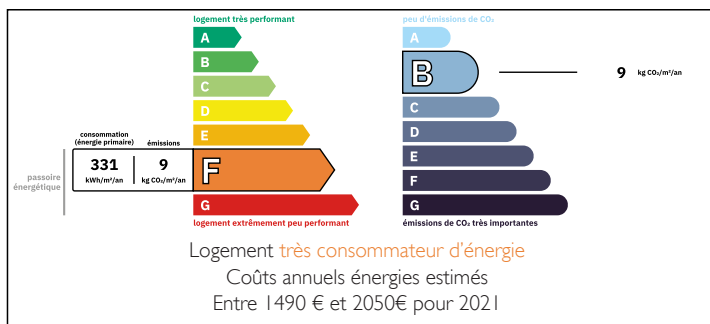
## INFORMATION

Town:	Cénac-et-Saint-Julien
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	36436 m2

## IN BRIEF

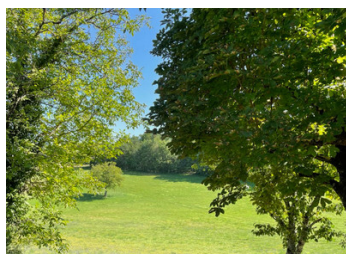
This farm ensemble with swimming pool and 3.5ha of land has great potential as a farm or tourist business in a beautiful and peaceful sector of the Perigord Noir. In a delightful hamlet set in peaceful countryside south of Sarlat, this character farm ensemble (125m2 + 570m2) comprises a stone house with pigeonier, a second old stone house to restore, a large timber barn with tiled roof, a tall steel-framed hangar, a freestanding stone barn plus a number of other smaller outbuildings, an in-ground swimming pool and 3.5ha of land - predominantly gently sloping prairie (which could be ideal for animals) as well as 0.5ha of woodland. This substantial property will require a renovation budget but is suitable for a diverse range of projects.

## 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.



## LOCAL TAXES

**Taxe foncière: 838 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

MAIN HOUSE with pigeonnier 125m<sup>2</sup>

GROUND FLOOR

LOUNGE ROOM 26m<sup>2</sup> with tiled floor, exposed beams, exposed stone walls and wood burning stove

DINING ROOM 28m<sup>2</sup> with tiled floor, exposed beams, exposed stone walls and wood burning stove

Modern fitted KITCHEN 11m<sup>2</sup> with eating area and external access to covered terrace

LAUNDRY 6m<sup>2</sup> with small attached SHOWER ROOM and TOILET

FIRST FLOOR

3 BEDROOMS (14m<sup>2</sup>, 10m<sup>2</sup>, 7m<sup>2</sup>) with timber floors

OFFICE or NURSERY 5m<sup>2</sup> with exposed beams and timber floors

Large BATHROOM (10m<sup>2</sup>) with bath and two pedestal hand basins

SHOWER ROOM (3m<sup>2</sup>) with cubicle shower

CONVERTIBLE ATTIC 26m<sup>2</sup>

EXTERIOR

OLD STONE HOUSE (37m<sup>2</sup>) for complete renovation with gite potential

Open-fronted TIMBER BARN 190m<sup>2</sup> currently used as a multi-car garage but also suitable to be converted to stables or workshop

Vast steel-framed HANGAR 225m<sup>2</sup> suitable for storing agricultural equipment or could be converted to stables

Character STONE BARN 77m<sup>2</sup> with gite potential

Large inground private SWIMMING POOL 10 x 5 m with paved terrace

3.5ha of slightly sloping well drained LAND that is mostly prairie plus forest

GENERAL

Septic tank

Double & single glazed

Woodburners