

Well restored farmhouse close to the Auvézère river, with pool, outbuildings and land on a hilltop with a view



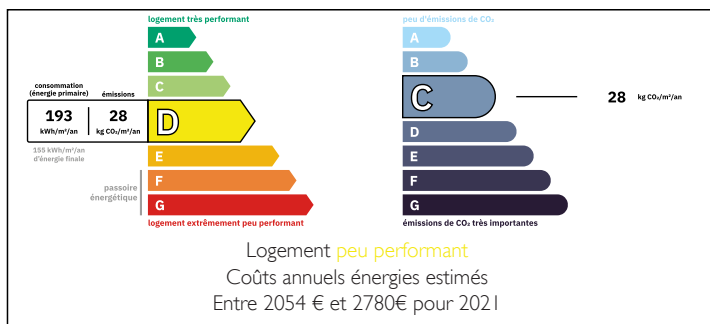
INFORMATION

Town:	Saint-Mesmin
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	142.5 m2
Plot Size:	7920 m2

IN BRIEF

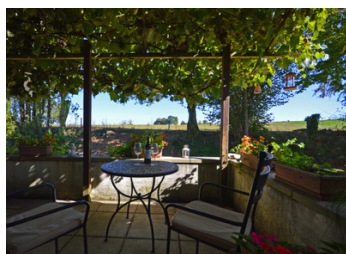
This 18th century farmhouse is well secluded at the end of a farm track, 700 m from the river Auvézère, with its own meadow and a fabulous view. The property is marked on the cadastra Napoléon of 1811 and has changed little, the difference lies in the quality of its restoration of its interior to a high standard of local craftsmanship and that exposes not just period features such as beams or the large stone fireplace etc but faithfully maintains that property's authenticity while keeping comfort to a premium. The rooms and windows are open plan to get the best of its views while exteriorly there is a terrace each side that respectively takes advantage of the morning sun across farmland and the evening sun panorama above the pool.

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: 891 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Entrance hall with exposed beams, tiled floor and French door onto the east terrace 5 m²

Open plan kitchen/dining/sitting room with exposed beams, large stone fireplace and French doors onto the west terrace 44 m²

Small sitting room (possible 4th bedroom) with oak floor and exposed beams and French door onto the west terrace 18 m²

Washroom with stone wall, exposed beams, shower, washbasin and w/c 4,5 m²

1st floor

Landing with office exposed roof structure 9 m²

1st bedroom with exposed roof structure and large velux facing western panoramic view 12,5 m²

Washroom with shower, washbasin and w/c 5 m²

2nd bedroom with exposed roof structure with velux window facing east 9 m²

3rd bedroom with exposed beams and wooden flooring and velux facing west 25 m²

Ensuite washroom with tiled shower, washbasin and w/c 6 m²

Basement

Low cellar

Outside

Swimming pool 5 x 10 m

Double garage (wooden construction with tiled roof)

Two small old stone outbuildings

Garden/meadow/woodland 7920 m² (1.96 acres)

Amenities

Local shops (Payzac) 11 minutes by car

Local Supermarket (Payzac) 13 minutes by car

SNCF train station (Pompadour) 18 minutes by car

Airport (Brive) 50 minutes by car

Local attractions

Gorge of the river Auvézère 700 m on foot

Pompadour (château, anglo arab national stud and