

Recently restored farm house, 4 beds, a gite, an apartment close to a village. Plots with meadows and woods.

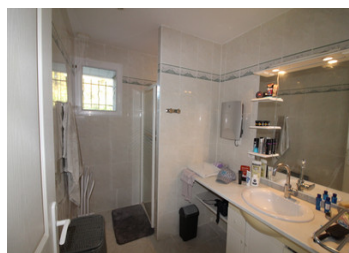


INFORMATION

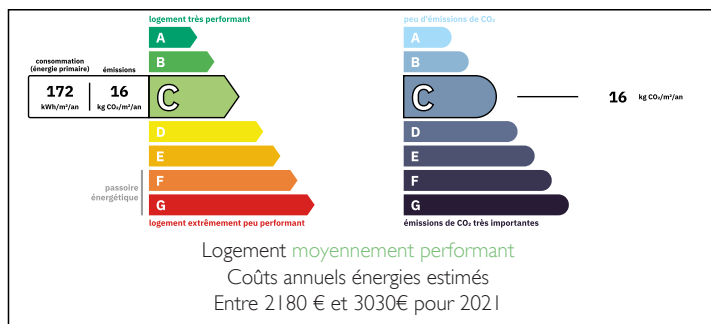
Town:	Beaumontois en Périgord
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	260 m2
Plot Size:	41570 m2

IN BRIEF

This previous farmhouse offers many benefits. Land including 4 hectares+ for horses, with boxes and menage, a house comprising 3 beds, 2 bathrooms, a gite with bedroom, kitchen, bathroom and a veranda. A fitted bam(2022) of 125m2, a large cellar, an enclose garage, storage rooms. A land including woods and meadows. At a few minutes from a famous bastide in the south Dordogne with all amenities.



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

This former farm ensemble is comprising a main house, with a perron, a terrace, a living area(40m²), with fitted kitchen(10,95m²), tv room(10m²), wood burner, shower room(5m²), a bedroom(11,20m²), independent lavatories. Tiled floor. A staircase leads you on the lower floor where you will find an office(8m²), a bedroom en suite(11,80m²), a bathroom(5,70m²) with lavatories, a dressing room(3,50m²). A gite, apartment(51m²) comprising a living room, fitted kitchen,(17m²), a bedroom(11,75m²), a veranda recently made(16,20m²) with large windows, electric shutters leading to the garden at the back. A bathroom tiled(6,10m²), with WC. A superb stoned built barn entirely restored and fitted in 2022 with an entrance(5m²), a living room(30m²), a fitted kitchen(18,35m²), WC, a shower room(5m²), built in cupboards, a corridor leading to a dressing room(11m²), a bedroom(11m²). In the living area, a wooden staircase and aluminium leads on a mezzanine(60m²) with laminated parquet floor where an extra bedroom will be fitted easily. A TV room is already there. Also a nice stone built cellar where the boiler is, allows many storage. A garage(60m²), and another storage room(10m²) are completing nice benefits. The land includes meadows, and woods with a bit more than 4 hectares. Close to a lovely village with all commodities. 30 mns from Bergerac airport, 1 hr from Cahors, Monpazier at 15mns.
Land tax : 600€

LOCAL TAXES

Taxe foncière:	429 EUR
Taxe habitation:	EUR

NOTES