

Detached farmhouse & 120m2 detached barn, large garden, 5 mins to village, partly constructible land -Dordogne



INFORMATION

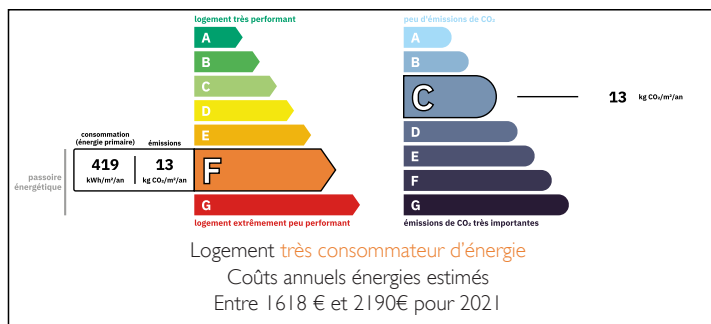
Town:	Lanouaille
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	3200 m2



IN BRIEF

This quaint stone farmhouse with a large detached barn and fully enclosed garden is situated in a small countryside hamlet just 2km from all commerces and a leisure lake with beach. The house is immediately habitable, has cosy good sized rooms and plenty of scope to increase the habitable space by creating further bedrooms in the loft space. Part of the garden is in a constructible zone. In good condition, with lovely outside space and many fruit trees, a perfect 'escape from it all'. Suitable as a lock up and leave and equally a full-time residence.

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

HOUSE

Kitchen 20,74m² (4,35m x 4,77m) Fireplace with wood burner, door to front aspect, tiled flooring.

Lounge 19,9m² (3,98m x 5m) dual aspect windows, tiled flooring, electric radiator.

Bedroom 16,85m² (3,68m x 4,58m) dual aspect, tiled flooring, electric radiator.

Hallway 8m² 'L' shape, tiled flooring, door to rear garden, staircase to loft, built-in storage cupboards.

Bathroom 4,36m² (2,18m x 2m) bath, hand basin, rear aspect, tiled flooring.

Separate WC 1,75m² (2,06m x 0,85m) rear aspect, tiled flooring.

Utility room with shower 7,65m² (2,46m x 3,11m) tiled shower, plumbing for washing machine, side aspect, tiled flooring.

LOFT 31m² habitable space (12,24m x 2,6m) - the loft could take 2 bedrooms and a bathroom, staircase from hallway, oak flooring, 3 windows. Beam features, lowest beam height 2m.

Cellar

BARN 120m² (14m x 8,4m) Roof in super condition

Door height and width 3,6m x 2,7m

Well

Front courtyard with gates to front aspect

Fully enclosed mature rear garden with views towards the village

Mature fruit trees

A small part of the land to the rear of the barn is constructible land.

DISTANCES:

Lanouaille 2,4km

Leisure lake, sports facilities 8km

Excideuil 14km

Saint-Yrieix-la-Perche 17km

Arnac-Pompadour 22km

Thiviers 23km

LOCAL TAXES

Taxe foncière: 483 EUR

Taxe habitation: EUR

NOTES