

Rare project - Ideal for gîtes/yoga retreat/horses, 10 acres, countryside views. Private position-Dordogne

EXCLUSIVE



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	0 m2
Plot Size:	41680 m2

IN BRIEF

Ensemble of south facing stone buildings gathered around a courtyard area with 10 acres of gentle sloping pasture land and long reaching countryside views to the front aspect. No near neighbours, completely private. Nearest shop is just 4km. A super project, after full renovation, it would make the perfect peaceful retreat and a horse lovers paradise.



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

For renovation => This property is set within a peaceful countryside location and is accessed by a single track road. This ensemble of south facing stone buildings are placed around a courtyard area with 10 acres of gentle sloping pasture and long reaching countryside views to the front aspect. It would make a beautiful main residence and equally a lovely spot to create a gîte complex.

The main house requires a roof repair, there is a hole by the chimney stack which, throughout the years, has had an ingress of water and this has made the flooring on the first floor very unstable.

The adjoining barn seems to be in a dry state, the flooring does not appear to be wet. There are double large doors to the front aspect, a small door to the rear and a first floor mezzanine. It is possible to create further habitable space in the main house by opening up the dividing wall.

The detached stone barn, with double doors giving onto the courtyard, appears in a good state. There is an adjoining small building which has two rooms and would be suitable as a gîte.

A large detached hangar sits to the end of the other buildings.

To the front aspect of the main house is an old pigsty building, the roof has collapsed and requires some rebuilding of walls. There is also a well on-site.

The 10 acres of land is to the front aspect,...