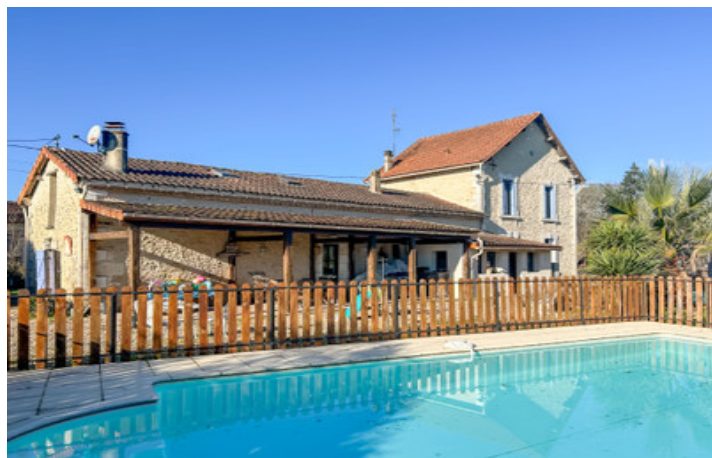


Beautiful farmhouse with swimming pool and fully enclosed grounds planted with trees.



## INFORMATION

Town:	Razac-sur-l'Isle
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	170 m <sup>2</sup>
Plot Size:	22210 m <sup>2</sup>



## IN BRIEF

Located in Razac-sur-L'Isle en Dordogne in the white Périgord

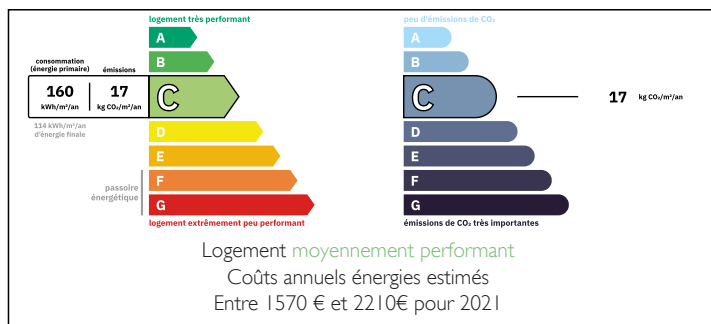
The property comprises :

- 1 stone farmhouse dating from 1881 (170 m<sup>2</sup>)
- 1 hangar of 90 sq.m.
- 1 fully enclosed park with trees of +/- 4300 m<sup>2</sup>.
- 5 plots of +/- 18,000 m<sup>2</sup> adjoining the grounds
- 1 sawmill
- 1 swimming pool
- 1 pond
- 1 aviary

The 2-part house comprises :

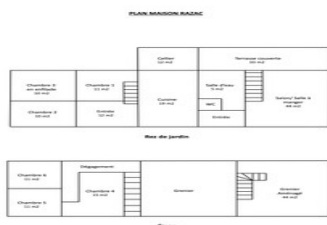
- On the ground floor of the 1st part: 1 covered terrace, 1 storeroom, 1 fully equipped kitchen, 1 shower room, 1 WC, 1 entrance, 1 living/dining room opening onto 2 attics, 1 of which is converted.
- Garden level of 2nd part: 3 bedrooms and 1 entrance leading to 3 bedrooms upstairs.
- 1 enclosed park of +/- 4300 m<sup>2</sup> with 1 swimming

## 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

Located in Razac-sur-L'Isle en Dordogne in the white Périgord

The 2-part house comprises:

- On the garden level of the 1st part: 1 covered terrace, 1 storeroom, 1 fully equipped kitchen, 1 shower room, 1 toilet, 1 entrance, 1 living/dining room opening onto 2 attics, 1 of which is converted.
- Garden level of 2nd part: 3 bedrooms and 1 entrance leading to 3 bedrooms upstairs.
- 1 enclosed park of +/- 4300 m<sup>2</sup> with 1 swimming pool and 1 aviary
- 90 m<sup>2</sup> hangar
- 1 sawmill
- 1 pond

Set in 22210 m<sup>2</sup> of land, including +/- 4300 m<sup>2</sup> of parkland.

Assets of this property :

- Large 33 m<sup>2</sup> covered terrace
- Secure 8 x 4 m swimming pool
- Beautiful flat park of +/- 4300 m<sup>2</sup>, fully enclosed and planted with trees
- 6 bedrooms, 3 on one level
- Heat pump, good "C" energy rating
- Septic tank up to standard
- 1 Pond
- 1 Source

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES