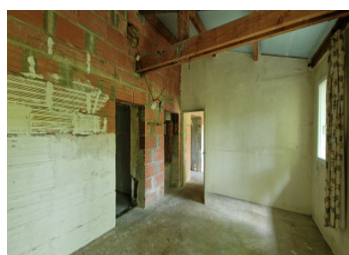


91 acres farm including a 4 bedroom house which needs total renovation - not to be missed!

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Eygurande-et-Gardedeuil
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	379161 m2

IN BRIEF

Rare opportunity to own a 91 acre farm on the outskirts of a pretty village.

The house needs complete renovation to become a wonderful family home and the land, mainly pasture and woodland, is perfect for growing crops or rearing sheep, goats and/or horses.

Just 10 minutes from Montpon-Ménestérol, with access to the motorway, train station, several large supermarkets (Intermarché, Lidl & Casino), petrol station, schools, doctors, dentists, bars and restaurants, garages, cinema, etc. as well as a popular weekly market. Périgueux, Libourne and Bordeaux are within easy reach by train, and Bergerac is only 50 minutes away by car.

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

Ground floor:

Lounge - 26.5 m²

Office - 17 m²

Kitchen - 28 m²

Store room - 4 m²

Bathroom - 3.5 m²

Bedroom 1 - 9.4 m²

Bedroom 2 - 8 m²

Hallway - 12 m²

First floor:

Bedroom 1 - 25 m²

Bedroom 2 - 18 m²

Hallway - 5.5 m²

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