

A stone farmhouse, with an enclosed courtyard and barns in a quiet, ancient hamlet in the Perigord Noir



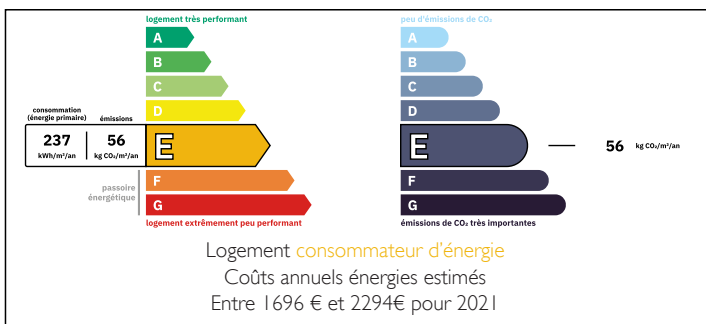
## INFORMATION

Town:	Nailhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	502 m2

## IN BRIEF

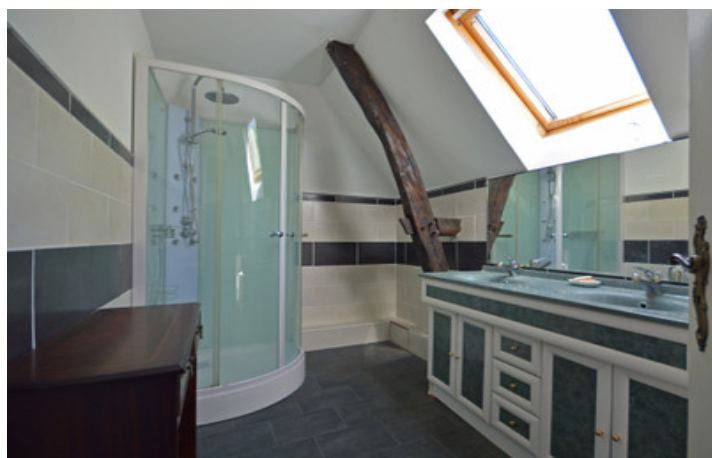
Quietly nestled in the hills of the Perigord Noir stands this very pretty 3 bedroom stone farmhouse, sizable barns, an attractive stone walled courtyard and a functioning well. The house has been neatly restored within and cleverly set out while exposing period features. There is also scope for further expansion into the attached barn wings and in addition to the courtyard there is a small garden, therefore perfect for those who seek minimal exterior upkeep. The property is located in a very pretty and quiet hamlet of ancient stone houses with their flowered verges well off the beaten track yet maintains its character as an independent group of buildings with lovely views across the fields.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground floor

Large sitting room with large stone fireplace and wood burner, entrance door and windows facing the courtyard, hardwood flooring and exposed ceiling beams 44 m<sup>2</sup>

Short flight of steps to a kitchen fully fitted with hardwood tops and up to date with dining area 25,5 m<sup>2</sup>

### 1st floor

Short flight of steps from the kitchen to the 1st floor above the sitting room

Modern and beautifully fitted washroom with shower cabin and double basin fitment (washroom is central to the house and therefore at a close proximity to all the rooms) 6,5 m<sup>2</sup>

Adjacent w/c and washbasin 2,5 m<sup>2</sup>

1st bedroom with a dormer window facing the courtyard, wooden flooring 12 m<sup>2</sup>

2nd bedroom with a dormer window facing the courtyard, wooden flooring 11 m<sup>2</sup>

### 2nd floor

Short flight steps to a mezzanine bedroom with a velux window and exposed roof timbers 9,5 m<sup>2</sup>

### Basement

Utility room with oil fuelled boiler 25 m<sup>2</sup>

### Exterior

Big barn 66 m<sup>2</sup> + 78 m<sup>2</sup>

Stable 26 m<sup>2</sup>

Well (with pump)

### Amenities

Local shops 6 minutes by car

Local supermarket 8 minutes

SNCF train station 13 minutes

Airport (Brive) 40 minutes

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Information about risks to which this property is exposed is available on the Géorisques website :