

## Charming 4 bedroom farmhouse with gîte, extensive outbuildings and 25,5 acres suitable for horses - Dordogne



## INFORMATION

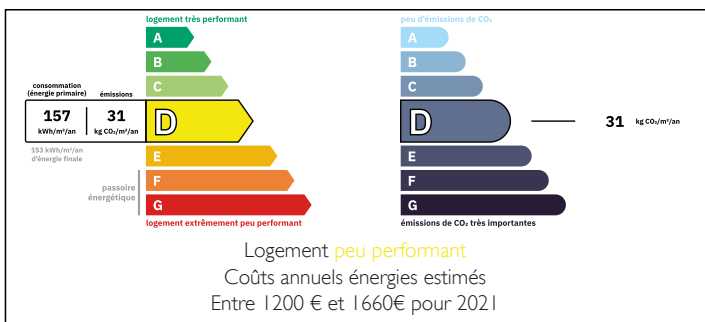
Town:	Eyzerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	103478 m2

## IN BRIEF

Authentic charming property situated near the market town of Thiviers and just 25 minutes to Périgueux, the capital of the Dordogne.

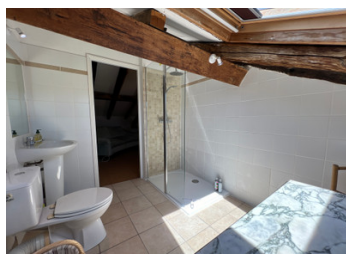
A beautiful property, ideal for horse lovers, situated in the middle of its own 25,5 acre grounds of flat pasture and woodland. The 4 bedroom stone farmhouse has been lovingly restored with good quality materials and retains heaps of character. There are extensive outbuildings; old house for renovation (recent roof) suitable for gîte rentals, large barns and open hangars. The property is situated in a private countryside setting and just 5 minutes to all commerces.

## 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 foncière:** 1509 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Gravel driveway leads into the property with outbuildings to the left and right and the habitable property to the end..

The house benefits from double glazing and oil central heating throughout, exposed stone walls, feature beams - all very charming and typical of the region. There is a fireplace with wood burner in the living area.

The property has a septic tank.

HOUSE 164m2 floor space

Ground Floor:

Open plan living room and kitchen 52,32m2 (8m x 6,54m)

Dual aspect, fireplace, wood burner, ancient sink feature, tiled floor entrance, wood flooring throughout, entrance door to front and rear aspect, exposed stone walls, feature beams, staircase to 1st floor, range of base and wall units, electric hob and oven

Hallway 'L' shape 5,32m2 (store cupboard)

Separate WC and hand basin 1,71m2

Bedroom 1 - 13,02m2 (3m x 4,34m) rear aspect, wood flooring, beams.

Bathroom 6,63m2 (3m x 2,2m) shower, bath, wc, hand basin, store cupboard, window to front aspect, electric towel rail

First Floor:

Landing 16,51m2 floor space, 10,85m2 habitable (3,59m x 4,36m)

Bedroom 2 - 32m2 floor space, 16,23m2 habitable (4,92m x 3,3m) beams, 2 velux windows, dual aspect, wardrobe

Bathroom 6,75m2 (3m x 2,25m) shower, wc, hand basin, tiled floor, velux

Bedroom 3 - 9,2m2 (2,97m x 3,11m) rear, velux, beams

Bedroom 4 - 20,6m2 floor space, 14,71m2 habitable (3,13m x 4,71m) dual aspect, beams

OLD HOUSE 52m2 (Recent roof - May 2024)