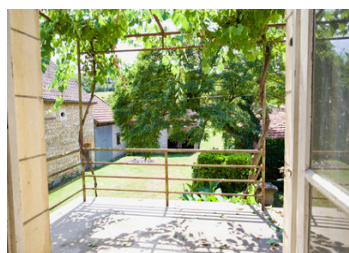


Great value farm ensemble with 230m2 outbuildings & enormous potential - a rare find in this superb location



INFORMATION

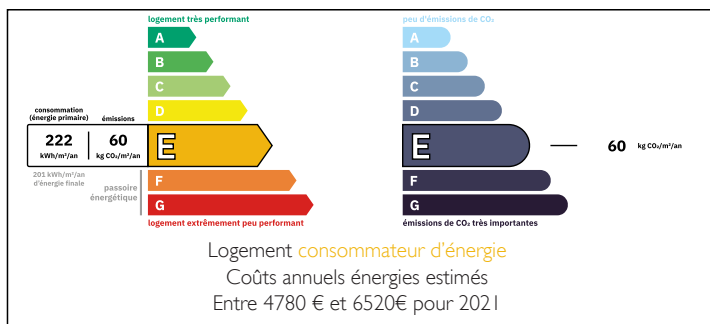
Town:	Castelnaud-la-Chapelle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	94 m2
Plot Size:	8524 m2



IN BRIEF

This farm ensemble is set around a courtyard and comprises a stone house to renovate, two large barns in unusually good order plus several smaller outbuildings all still in functional condition. The property is situated on a large plot of land that is predominantly forest and orchard in such a peaceful location it's hard to believe just how close to the tourist mecca of the valley of the five chateaux it is. Although the property requires some work and imagination it has a great feel and could suit just about any project from a working farm to a country cottage getaway. With two good sized outbuildings there is ample storage or the possibility to convert into extra accommodation (with necessary approvals). It is rare to still find original farms in this area and this one is priced to...

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

STONE FARMHOUSE for renovation (94m2)

GROUND FLOOR

Kitchen (16m2) with sunny terrace overlooking the courtyard

Living/dining (30m2) with chestnut floors

Hallway (12m2)

Shower (2m2)

Bedroom (11m2)

FIRST FLOOR

2 bedrooms (10m2 each)

Storage room (9m2)

Toilet

Bathroom (2m2)

ATTIC

CELLAR

TOBACCO BARN (53m2)

STONE BARN (96m2) built in 1905 and re-roofed in 1990

Various smaller OUTBUILDINGS (80m2 in total)

Sloping land, mostly walnut and prune ORCHARDS plus FOREST

Underground water storage tank

LOCATION

Dordogne

Perigord Noir

Golden Triangle

Valley of the five chateaux

Castelnaud, Beynac, la Roque Gageac, Domme Sarlat

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

LOCAL TAXES

Taxe foncière: 460 EUR

Taxe habitation: EUR

NOTES