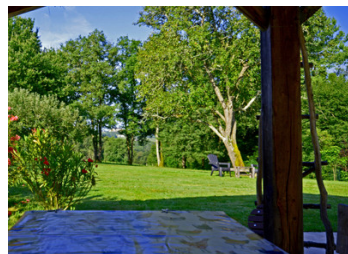


A nicely restored 18th century 5 bedroom stone farmhouse with a pool and 1 ha on a hill with lovely views



INFORMATION

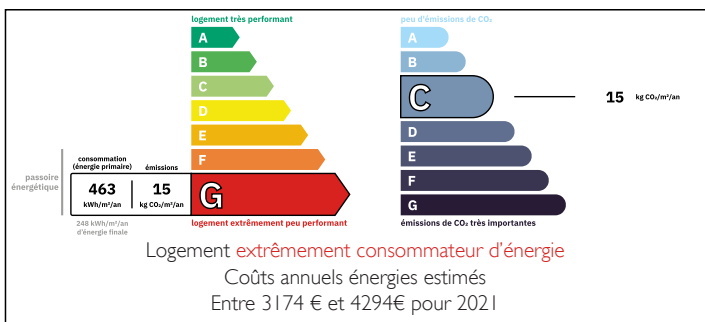
Town:	Boisseuilh
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	120 m2
Plot Size:	10000 m2



IN BRIEF

A very pretty 5 bedroom stone farmhouse which was already in situ when marked on the cadastre Napoléon map of 1811. In a pretty position with spectacular views through the trees across the valley towards Hautefort castle in the distance, this property has a large open plan sitting/dining room/kitchen with doors that open onto the garden and the pool. There are 3 bedrooms (2 adjoining) on the ground floor and 2 bedrooms upstairs. In short, a perfect home or escape in the country for a family of all ages ready to move into.

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:	680 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A classic mid to late 18th century "Fermette Périgordine" in stone in its own at the edge of a tiny hamlet of only 2 other properties of similar antiquity and at a reasonable distance (behind) :-

Ground floor

Sitting room/Dining room/Kitchen with tiled floor, large traditional stone fireplace with wood burner, original oak ceiling beams, windows and French doors opening onto the garden each side 28 m²

Rear hall/utility room with French door onto the garden 4 m²

1st bedroom with French door access to the courtyard 16 m²

Washroom, tiled throughout with shower, washbasin and w/c 4 m²

W/c with washbasin 2 m²

2nd bedroom with window and French door access to garden 10 m²

3rd bedroom (accessed from 1st bedroom) with window facing the courtyard 10 m²

1st floor

4th bedroom (directly up the stairs from the ground floor washroom), with a gable end French door and safety barrier railing overlooking woodland 10 m²

Up further steps to 5th bedroom with exposed roof beams, dormer window overlooking the courtyard, velux window facing garden and view, ensuite washroom with washbasin and w/c 16 m² and 1,5 m² respectively

Loft area accessed by separate staircase which is neat, cleared, refloored, insulated with 2 velux and 1 dormer windows, side walling currently underway 12,5 m² (standing area)

Further loft space (undeveloped) beyond the chimney stack

Outside

1 hectare of garden with lawn and two meadows and woodland with distant views towards Hautefort Castle

A salt electrolysis 5 X 10 m swimming pool with