

Old farmhouse to renovate with 4 bedrooms and outbuildings, in a quiet hamlet with panoramic views.



## INFORMATION

Town:	Lusignac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	5308 m2



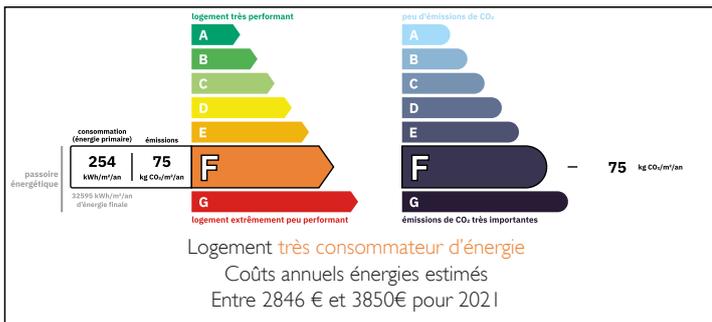
## IN BRIEF

This old farmhouse is located in a small, sought-after hamlet on the outskirts of the village of Lusignac. In need of complete restoration but offers great potential. The separate barn with water and electricity could be converted into a second home, with magnificent views over the surrounding countryside.

Ideally situated 7 minutes from Verteillac and Saint-Séverin, 2 small villages with all amenities, and 15 minutes from Ribérac, known for its large weekly market.

50 minutes from Périgueux and Angoulême, and 1.50 hours from Limoges and Bordeaux.

## 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

### GROUND FLOOR

- Entrance (4m<sup>2</sup>)
- WC
- Kitchen (24m<sup>2</sup>)
- Living room with fireplace (23m<sup>2</sup>)
- Shower room (4,7m<sup>2</sup>)
- Boiler/laundry room (12,6m<sup>2</sup>)
- Cellar (21.6m<sup>2</sup>)

### 1st FLOOR

- 4 bedrooms of 22, 11, 18 and 11 m<sup>2</sup> respectively
- Attic space

### OUTSIDE

- Attached barn (102m<sup>2</sup>)
- Workshop (40m<sup>2</sup>) and sheds
- Henhouse / Pigsty (20m<sup>2</sup>)
- Bread oven (12m<sup>2</sup>)
- Detached barn (77m<sup>2</sup>)
- Well

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

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: EUR**

## NOTES