

Périgord Noir – Authentic character property on nearly 14 hectares, in a commanding position, with no nuisance

EXCLUSIVE



## INFORMATION

Town:	Lacropte
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	270 m2
Plot Size:	13951 m2

## IN BRIEF

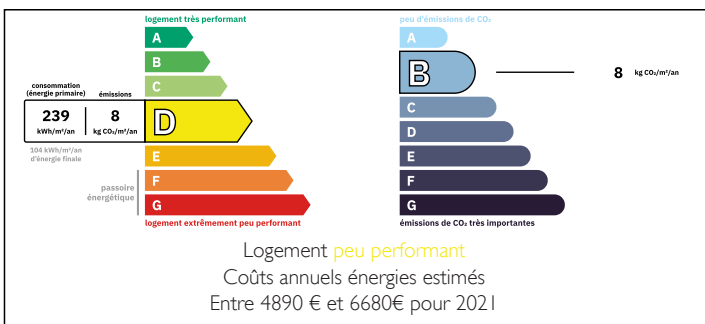
Rare opportunity in the heart of Perigord Noir: a carefully restored fortified farmhouse, set peacefully in the countryside, on nearly 14 hectares, ideally located between Périgueux and Sarlat.

The property is organized like a small “village” courtyard: gates, well, main house, and numerous barns/stables/outbuildings. There is also a covered swimming pool, a small pond, kitchen garden, and an orchard. The setting is private while still being close to amenities.

The house offers generous living spaces: a large fitted kitchen with a fireplace, a living room with a fireplace, an office, a veranda, a utility/laundry room with a bread oven, and an entry hall with a mezzanine. Upstairs: 4 large bedrooms, a bathroom, and a separate WC.

Outside: a fully enclosed courtyard (access 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

Measurements in m<sup>2</sup> approx

Main house :

Kitchen : 46

Living : 28

Office : 20

Veranda : 24

Buanderie : 18,5

Bathroom : 9

Bedroom 1 : 19

Bedroom 2 : 26

Bedroom 3 : 19

Bedroom 4 : 17

Bathroom : 15

Barns : 220

Swimmingpool : 10 x 4

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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: 1500 EUR

Taxe habitation: EUR

## NOTES