

Black Périgord - Typical Périgord real estate complex in a dominant position, no nuisance

EXCLUSIVE



## INFORMATION

Town:	Lacropte
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	270 m2
Plot Size:	138266 m2

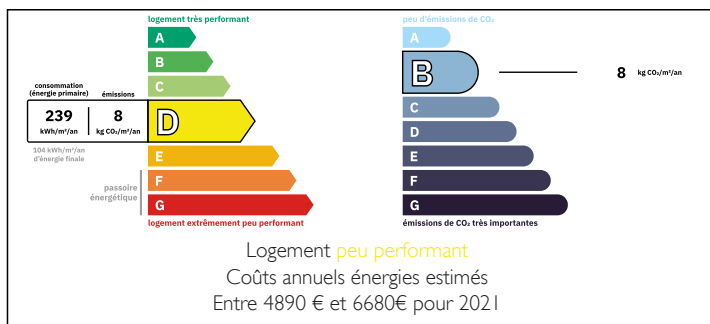
## IN BRIEF

Périgord Noire : Authentic fortified farmhouse in a quiet setting on nearly 14ha. in between Périgueux and Sarlat. This estate, has been restored by the current owners with great taste and a concern for authenticity.

The property is designed as a square farmhouse - with entrance gate, well, large house and various barns and stables, a covered swimming pool and a small pond, a vegetable garden and various fruit trees, all this in the middle of fields and forest, but not far from all amenities.

The house itself has a large kitchen with fireplace, a cozy living room with fireplace and adjoining office, a large veranda, a laundry room with bread oven, an entrance hall with mezzanine, a guest toilet and a storage room. On the first floor there are 4 spacious bedrooms as well as a bathroom and...

## 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 m2 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

-----

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