

Wonderful barn conversion with separate farmhouse, barns, lake & land 53 acres & campsite potential - Dordogne



INFORMATION

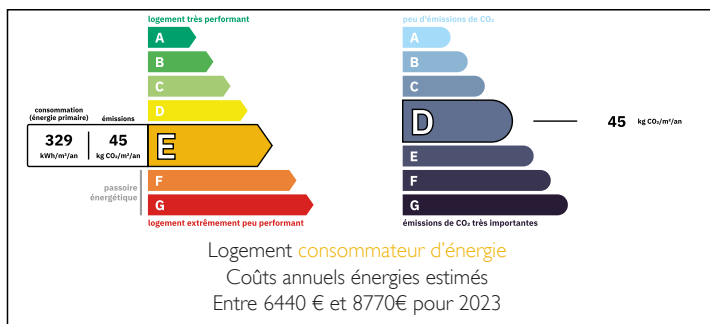
Town:	Mialet
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	387 m2
Plot Size:	217678 m2

IN BRIEF

Nestled at the end of a no-through country lane with stunning countryside views, this property has potential for an income generating business having previously run as a restaurant and small campsite. The buildings adorn a pretty courtyard area and the property consists of a beautiful detached barn with four bedrooms and a detached four bedroom farmhouse. There are two generous sized barns, a porcherie which has been converted to create a kitchen with dining area and exterior covered terrace. In addition there are several outbuildings, workshop and garage and two swimming pools.

The land of 53 acres is a good mix of woodland and pasture and is suitable for horses, there is a lake and an area within the woods which has been set up for a small campsite and has a water and electricity...

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 habitation: EUR

NOTES

DESCRIPTION

Nestled at the end of a peaceful no-through road in a charming hamlet, this unique and beautifully renovated property offers an exceptional blend of history, comfort, and potential. Set within stunning countryside views, the estate comprises a stunning 4-bedroom converted barn, a spacious 4-bedroom farmhouse, and a host of impressive outbuildings, all nestled in a serene environment perfect for those seeking tranquility and versatility.

MAIN HOUSE 265m2

GROUND FLOOR :

Living room 92m2 with galleried mezzanine and exposed roof beams and stone walls comprising of :-
- Kitchen with range of floor and base units, centre island.

- Lounge with open fire

Utility room 20m2 (butler sink, range of units)

Snug 25m2 (exposed stone walls, door to rear garden)

Bathroom 6,5m2 (wc, shower and hand basin)

Bedroom/Office 13,5m²

Bedroom 1 - 16m²

FIRST FLOOR :

Mezzanine (wrap around viewing mezzanine, exposed stone walls and feature roof beams)

Bedroom 2 - 19,5m2 (small staircase to mezzanine area, beams, stone wall, front aspect)

Bedroom 3 - 19,5m2 (small staircase to mezzanine area, beams, stone wall, rear aspect)

Bedroom 4 - 19m2 (front aspect, exposed stone)

Bathroom 19m2 (bath, shower, double hand basin, to be finished).

Private garden, 15m x 6m swimming pool with integrated children's pool (salt water, heated, concrete, repainted, septic tank).

FARMHOUSE 119m2

GROUND FLOOR :

Living room 50m2 comprising :-

- Kitchen with range of floor and base units, fireplace