

Agricultural property on 36ha comprising farmhouse (198m ), mill, barn, garage, agricultural buildings, orchar



## INFORMATION

Town:	Plaisance
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	198 m2
Plot Size:	360000 m2



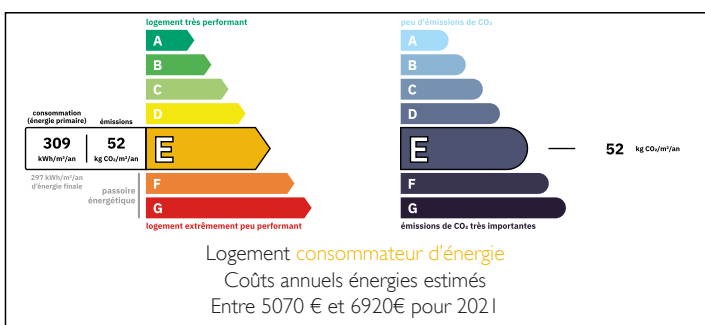
## IN BRIEF

Traditional agricultural property on 36ha20 located in an ideal setting for nature lovers. It offers incredible potential for lovers of renovation and outdoor living projects.

The building consists of:

- a spacious farmhouse (dating from before 1850) offering a large living room, a large kitchen, six bedrooms and 2 bathrooms. In good condition and to be brought up to date.
  - a functional mill with alternator permanently powered by the Banège and which covers part of the electricity on the estate.
  - a barn in good condition and a garage that can accommodate several vehicles.
  - several agricultural buildings complete the building. The structure of the buildings as well as the roofs are in good condition. Oil central heating.
- Land also including woods and an orchard. -a large part of the land is under lease (guaranteed income) -close to Bergerac airport and the bastides (Eymet,...

## 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

Surfaces.

Ground floor:

Entrance flat: 34.5m<sup>2</sup>

Living room dining room: 50m<sup>2</sup>

Bedroom 1: 15 m<sup>2</sup>

Bedroom 2: 14m<sup>2</sup>

Bedroom 3: 17m<sup>2</sup>

Bathroom: 5m<sup>2</sup>

1st floor:

Bedroom 4: 13m<sup>2</sup>

Bedroom 5: 13m<sup>2</sup>

Bedroom 6: 11m<sup>2</sup>

Bathroom: 4m<sup>2</sup>

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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: 1300 EUR

Taxe habitation: EUR

## NOTES