

An old 3 bedroom farmhouse at the edge of a beautiful ancient hillside hamlet in the Perigord vert.



## INFORMATION

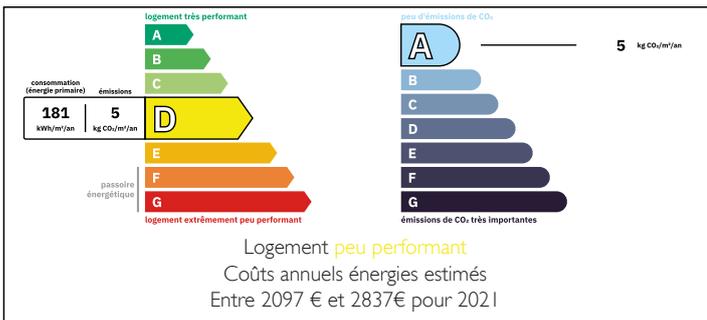
Town:	Boisseuilh
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	2272 m2



## IN BRIEF

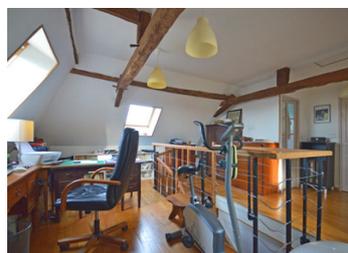
This beautiful, farmhouse made up of interconnecting buildings is tucked away among a handful of similarly ancient properties and farms in the higher pastures and woodlands of the Boisseuilh sector. The house has fascinating period features and stone fireplaces due to the fact that the house was already in situ in 1811 and on the cadastre Napoléon. The garden if cut back will reveal lovely views across a valley and albeit it is well equipped with bathrooms and heat pumps. There remains part of the house to be interiorly restored and is currently a workshop. Therefore, perfect for those seeking a mixture of a comfortable family retreat and a project of restoration and discovery!

## 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

Ground Floor

Kitchen with stone fireplace, double French doors 28.3 m<sup>2</sup>

Pantry with fitted cupboard 3 m<sup>2</sup>

Salon parquet floor, stone fireplace, large windows and large old fitted cupboard 25.5 m<sup>2</sup>

Bedroom 1 with view 12.3 m<sup>2</sup>

Bathroom with tiled shower, bath washbasin and w/c 7.5 m<sup>2</sup>

Lower landing with staircase to 1st floor 4 m<sup>2</sup>

Lower hall 5.15 m<sup>2</sup>

Large utility room 19.2 m<sup>2</sup>

Small hall (beyond kitchen) with door to the garden and staircase to the attic 1.5 m<sup>2</sup>

Bedroom 2 with window south west facing, wooden flooring 16m<sup>2</sup>

Bathroom (ensuite) with shower cabin w/c and washbasin 3.1 m<sup>2</sup>

Large unrestored room with fireplace, windows and exterior doors 38 m<sup>2</sup>

First floor

Large landing with dormer window and 3 Velux windows, wooden flooring 20.3 m<sup>2</sup>

Bedroom 3 with dormer window and Velux 18 m<sup>2</sup> (23 m<sup>2</sup> floor area)

Bathroom with shower cabin w/c and washbasin 4 m<sup>2</sup>

Basement

Three low ceiling ancient cellars cut into the bedrock.

Aéroport de Brive-Vallée de la Dordogne 51 minutes

Local supermarket shops and restaurants (Hautefort) 6 minutes

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