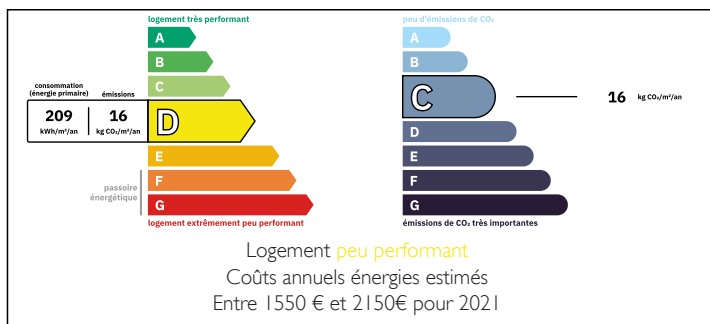


Rural property with great potential comprising a large house, a gite and numerous outbuildings on 2 ha of mea



ENERGY - DPE



INFORMATION

Town:	Saint-Martial-de-Nabirat
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	0 m2

IN BRIEF

Ideally located in a small hamlet between Saint Martial de Nabirat, Daglan and Cénac, this old property is ideal for a gite à la ferme project, for example.

Set in a quiet hamlet, the property overlooks the surrounding meadows. The main house features a large kitchen and living room, and upstairs 4 large bedrooms. There's an attached garage and a barn with its own garden and independent access, ideal for converting into a gite.

To the rear of the house, a courtyard with a 2-bedroom gite, and a huge adjoining agricultural hangar of over 200 m2 on the ground, with 2 floors. In the meadow, another barn is currently used as a horse stall.

Framing and structures in very good condition, mixed wood and oil-fired central heating,

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

More details

Former farmhouse comprising

(1) a 2-storey house comprising kitchen, living room, hallway, WC; attached garage/boiler room; upstairs 4 bedrooms, 1 bathroom, WC, 1 water point; insulated attic and cellar.

(2) a gite comprising kitchen, living room, hallway, shower room, WC, technical kitchen with upstairs 2 bedrooms, shower room, WC.

(3) Farm shed adjoining the gite, 200 m2 on 2 floors, with boiler room and rear terrace.

(3). Brick barn-dryer in the meadow, 100 m2 floor area; first floor usable.

(4) Detached barn with independant access, garden, rainwater collection tank.

LOCAL TAXES

Taxe foncière: 613 EUR

Taxe habitation: EUR

NOTES

APPROXIMATE SURFACE AREAS

Main house

- Kitchen: 30.30 m2
- Living room: 41 m2
- Hallway, WC

First floor

- hallway
- bedroom 1: 18.50 m2
- water point: 2.80 m2
- Bedroom 2: 22 m2
- Bedroom 3 including cupboards: 21 m2
- bathroom - WC: 8 m2
- Bedroom 4 with cupboards: 16 m2
- Cellar
- attic

Gite

- Kitchen: 16 m2
- Living room: 14 m2
- corridor-Sdd-WC: 10 m2
- Technical kitchen / landing adjoining hangar: 12 m2

First floor

- hallway
- Bedroom 1: 22 m2
- shower room: 5 m2