

Pretty farmhouse located in the heart of the Périgord Vert region in a peaceful setting,

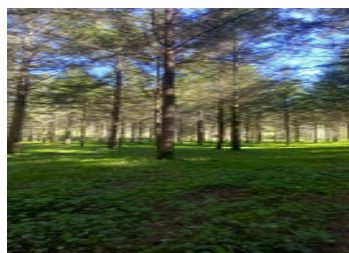


INFORMATION

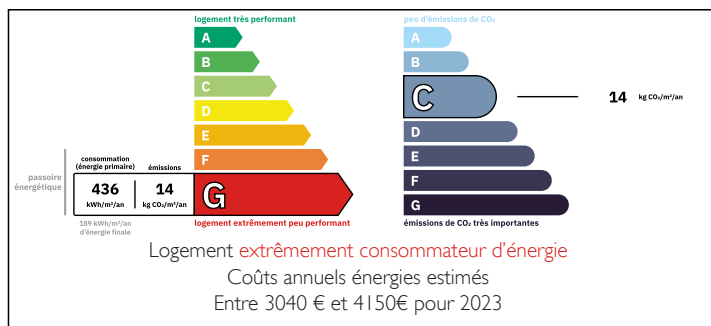
Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	178663 m2

IN BRIEF

The property comprises a farmhouse situated in a small hamlet at the end of a cul-de-sac. It comprises a stone dwelling, the shell of which is in good condition, outbuildings and 2 adjoining barns. The house has approx. 100 m2 of living space on one level, including 2 bedrooms. The land comprises approx. 18ha, planted with Douglas fir. There is a river and 2 wells.

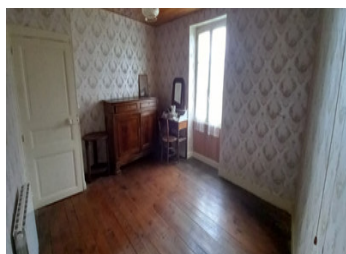


ENERGY - DPE



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

This pretty farmhouse is located in the heart of the Périgord Vert region in a peaceful setting, around 10 minutes from all amenities.

The property comprises a farmhouse situated in a small hamlet at the end of a cul-de-sac in a quiet, unspoilt setting with no noise pollution.

It comprises a stone dwelling of approx. 100 m² (1,076 sq ft) on one level, the shell of which is in good condition. There is a kitchen, a living room and 2 bedrooms, a lovely project for living in peace and quiet.

The outbuildings adjoining the house include 2 barns with a magnificent total area of approx. 160 m², all in good condition. Small outbuildings such as a lean-to and garage are also found on this pretty property.

The land comprises around 18ha in several blocks. It comprises approx. 6ha of UAA rented under a rural lease and 1.25ha of meadowland sold as freehold.

There are also 10 ha of woodland, most of which is planted with Douglas fir.

There is a river on the plot. There are also 2 wells.

This property offers a very pleasant, nuisance-free living environment, subject to renovation work (heating, windows, drainage, insulation, etc.).

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