

Renovated farmhouse of 160 m with an adjoining outbuilding of 150 m . Large living room. 3 bedrooms. 11 hecta



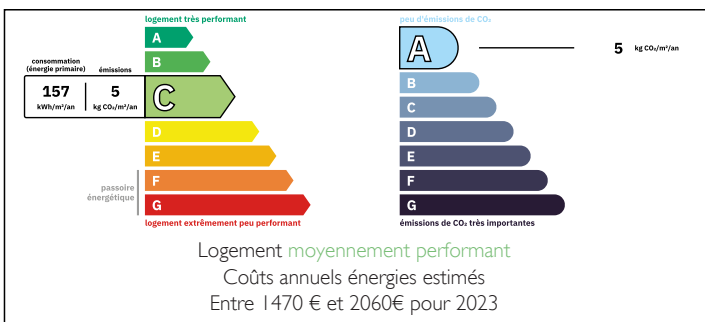
## INFORMATION

Town:	Naussannes
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	114606 m2

## IN BRIEF

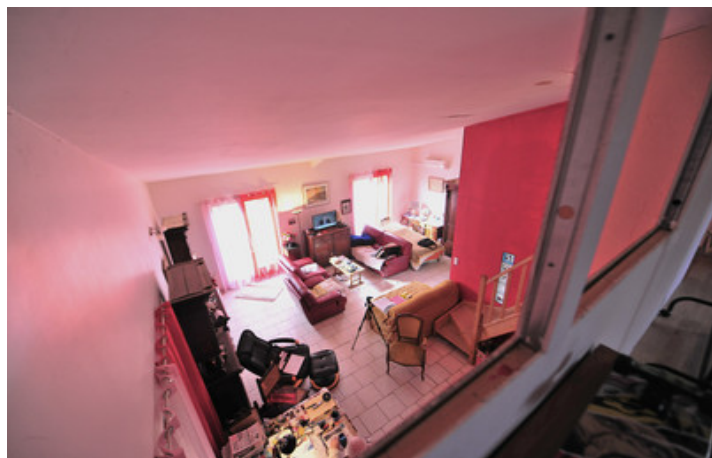
With no nearby neighbours, situated close to the lively town of Beaumontois en Périgord and the Bastide town of Beaumont du Périgord, this large 160 m<sup>2</sup> house is the result of the renovation of a farm. Set at the end of a tree-lined driveway on an estate of more than 11 hectares, it is ideal as a permanent residence or a peaceful holiday retreat. On the ground floor, an entirely open-plan space revolving around a staircase leading to a mezzanine includes a large traditional kitchen and a living-dining room with a fireplace, offering cosy comfort and a sense of tranquillity. A bedroom and two shower rooms complete this part of the house. The whole is light and airy. From the living room, a quarter-turn staircase leads to a large mezzanine bedroom (which can be divided into two) with en-suite shower...

## 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

Beaumontois en Périgord has easy access to all amenities (health, entertainment, shops, weekly market). Bergerac airport is only a 35-minute drive away.

This property is available furnished.

Outside, the partly wooded estate offers plenty of space to relax and enjoy the surrounding countryside.

Free of all leases, tenancies and other agreements.

Easy access for PRMs on the ground floor

Reversible air conditioning, electric radiators and stone fireplace with insert.

Hot water tank.

Utility room with second kitchen, shower room, Italian shower and WC.

Working well.

Wi-Fi connection.

Energy class C. GHG in A

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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: 1248 EUR**

**Taxe habitation: EUR**

## NOTES