Ref: A35279TYS24

Price: 337 885 EUR

agency fees to be paid by the seller

Stone 3 Bed farmhouse, Pool, barn, workshop +2nd house to renovate, truffière, 12 HA, Spring water source.



## INFORMATION

Town: Condat-sur-Vézère

Department: Dordogne

Bed: 3

Bath: 2

Floor: 171 m2

Plot Size: 123676 m2





#### IN BRIEF

\*\* SOLD \*\*

Ancient stone fermette set in +12 hectares acres of land situated in the heart of the black perigord.





Ideally placed between Montignac and Terrasson - Consisting of 2 houses, covered barn, freestanding garage, larger than average swimming pool utilising spring water, your very own "truffier" and an abundance of meadow fields and wooded land!

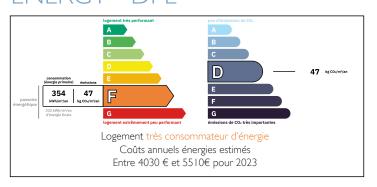




Endless possibilities to transform this into an estate for multigenerational living, a small holding, equestrian or even a gite business in this touristically thriving region.

Current habitable space 171 m2 Overall possible 303 m2 excluding the barn + workshop/garage

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.





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## LOCAL TAXES

Taxe foncière: 1850 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

- Main House -

On the ground floor:

Open living room with original stone chimney open fireplace + Kitchen 35.5 m2

Inner lobby 2.6 m<sup>2</sup>

Bathroom 6 m2

Separate WC 1.5 m<sup>2</sup>

Utility space with hot water balloon 2 m2

Living room/bedroom 24 m2 interconnects to Study/office 9 m2 door to garage 24.5 m2 housing boiler

First floor:

Landing 17 m<sup>2</sup>

Master bedroom with double aspect windows fireplace feature 28 m2

Inner hallway 10 m2

Bathroom with separate shower and WC room 12 m2

Bedroom 2 11.5m2

Bedroom 3 11.6 m<sup>2</sup>

Bedroom 4 (unfinished) with doors to rear garden

32 m2

House 2 - To renovate, divided into 2 units

Part 1:

Ground floor

Entrance 3.4 m<sup>2</sup>

Room (old kitchen) with open fireplace/chimney

18.4 m<sup>2</sup>

Lobby with staircase 14 m<sup>2</sup>

First floor

Landing 5 m<sup>2</sup>

Room I 30 m2

Room 2 with chimney (connected from kitchen)

20.5 m<sup>2</sup>

Room 3 with enclosed staircase to attic 13 m<sup>2</sup>

Attic pitched roof 80 m2 (maximum height 290cm, minimum height 187cm)

Part 2:

Room 15.7 m2

Room 2 13 m2

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr