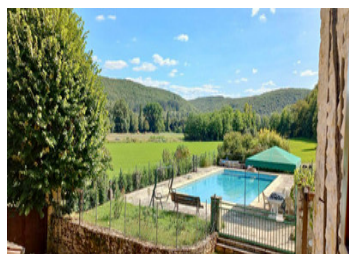
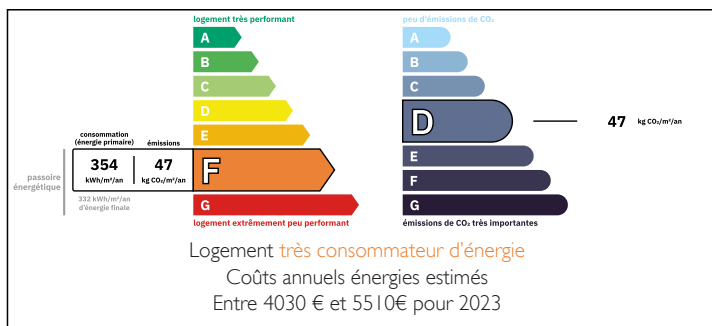


Stone 3 Bed farmhouse, Pool, barn, workshop +2nd house to renovate, truffière, 12 HA, Spring water source.



ENERGY - DPE



INFORMATION

Town:	Condat-sur-Vézère
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	171 m2
Plot Size:	123676 m2

IN BRIEF

OFFER ACCEPTED

Ancient stone ferme 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!

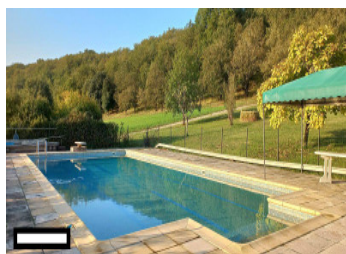
Endless possibilities to transform this into an estate for multigenerational living, a small holding, equestrian or even a gite business in this touristically thriving region.

Current habitable space 171 m2

Overall possible 303 m2 excluding the barn + workshop/garage

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 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 m²

Bathroom 6 m²

Separate WC 1.5 m²

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 m²

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 11.5 m²

Bedroom 3 11.6 m²

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 m²

Room (old kitchen) with open fireplace/chimney 18.4 m²

Lobby with staircase 14 m²

First floor

Landing 5 m²

Room 1 30 m²

Room 2 with chimney (connected from kitchen) 20.5 m²

Room 3 with enclosed staircase to attic 13 m²

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

Part 2:

Room 15.7 m²

Room 2 13 m²