

A maison de maitre with outbuildings around a court with guest accommodation and nearly 6 hectares



INFORMATION

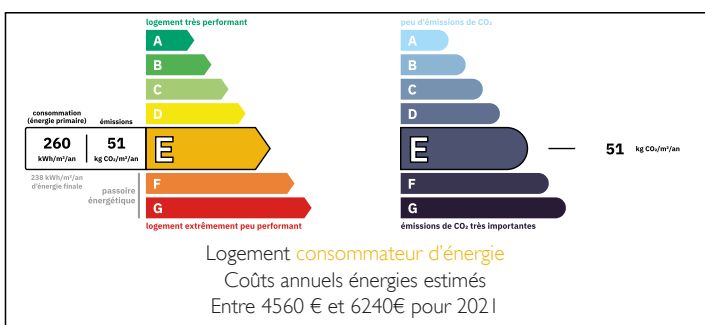
Town:	Granges-d'Ans
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	186 m2
Plot Size:	57692 m2



IN BRIEF

A superb 4-bedroom property with a 1-bedroom guest apartment tucked away in the hills of the Périgord Noir. The interior of the main house has a lovely rambling farmhouse feel with its exposed stone walls, open plan farmhouse kitchen/ dining/living room and a further sitting room and fireplace on the 1st floor. The property offers a large covered terrace to one side and nearly 6 hectares of land, much of which has been left natural for wildlife. There is also scope for further interior projects particularly with a pretty bread oven cottage with a dovecot tower that is just across the court. A great opportunity to acquire a fabulous country residence.

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

Main house "Maison de maître"

Ground floor

Open plan kitchen/dining/sitting room with large stone fireplace and wood burner 42 m²

Pantry 5 m²

WC with washbasin 2,5 m²

Large tiled bathroom with large shower, bath, washbasin and WC 13 m²

1st floor

Sitting room/library with large stone fireplace 26 m²

1st bedroom 25 m²

2nd bedroom 21 m²

WC and washbasin 2,5 m²

2nd floor

Landing with recreation area 18 m²

3rd bedroom with parquet floor 16 m²

4th bedroom 15 m²

Outbuildings

Barn consisting of :-

Studio apartment with kitchenette 19 m²

Washroom with shower washbasin and WC 4 m²

Large party/games room with stairs 60 m²

Mezzanine (above) 34 m²

Large, covered terrace overlooking the garden

Barn space and workshop with boiler area 46 m²

Bread oven cottage with dovecot tower attached

Main room 20 m²

Yoga/meditation room (in the dovecot tower) 7 m²

Stone well

Amenities

Local shops 6 minutes by car

Local supermarket 10 minutes

Nearest SNCF train station 14 minutes

Nearest airport (Brive) 41 minutes

Information about risks to which this property is