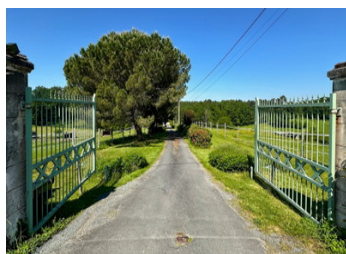


## Equestrian property on 9 hectares with two houses and numerous buildings



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	162 m2
Plot Size:	87143 m2



## IN BRIEF

Equestrian property with stone perigourdine, farm buildings, stable, horse boxes, outbuildings and swimming pool.

The main house comprises a bright living room, a fitted kitchen, a storeroom, 3 bedrooms and a shower room.

The second house comprises an entrance hall, a living room, a kitchen, 2 bedrooms and a shower room.

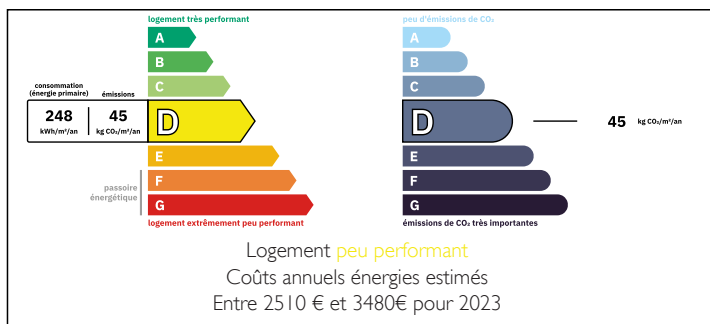
Another outbuilding completes the property.

The farm building houses a garage, a stable with 5 horse stalls, a tack room, a grain store, a barn, a workshop and a goat shed.

Outside, there are 8 horse shelters and 9 paddocks in the nearby meadows.

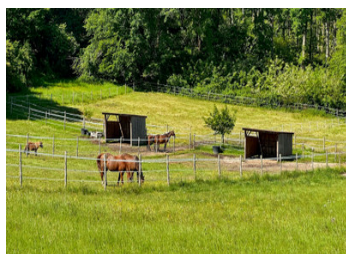
A beautiful place to discover.

## 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

Equestrian property with stone perigourdine, farm buildings, stable, horse boxes, outbuildings and swimming pool.

The main house comprises a bright living room (44.75m<sup>2</sup>), fitted kitchen (9.11m<sup>2</sup>), pantry (7.59m<sup>2</sup>), 3 bedrooms (14.34-15.86-11.99m<sup>2</sup>), shower room (2.51m<sup>2</sup>) and separate wc (2m<sup>2</sup>).

The secondary house comprises an entrance hall (3m<sup>2</sup>), living room (14.74m<sup>2</sup>), kitchen (3.22m<sup>2</sup>), 2 bedrooms (11.87-11.12m<sup>2</sup>), shower room (9.04m<sup>2</sup>) and separate wc (1.33m<sup>2</sup>).

Another outbuilding (150m<sup>2</sup>) completes the property.

The farm building (800m<sup>2</sup>) houses a garage (41.50m<sup>2</sup>), a stable with 5 horse stalls, a tack room, a grain store, a barn, a workshop and a goat shed.

Outside, there are 8 horse shelters and 9 paddocks in the nearby meadows.

A beautiful place to discover quickly.

Land: 87.143m<sup>2</sup>

Oil-fired heating, wood burner and reversible air conditioning.

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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:** 2723 EUR

**Taxe habitation:** EUR

## NOTES