

A large, restored, 7 bedroom Périgordine farmhouse with original outbuildings, pool, cottage and a view



INFORMATION

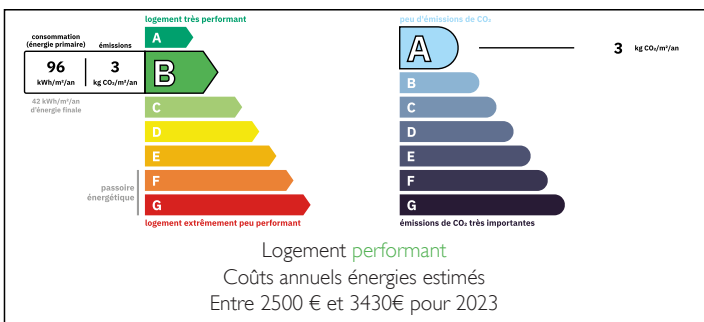
Town:	Brouchaud
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	377.5 m ²
Plot Size:	13987 m ²



IN BRIEF

An ancient property with many period features, such as a stunning stone pisé floor and fireplace but with comfortable and well equipped bedrooms and bathrooms. The property has lovely terraces and beautiful grounds, views and over 1 hectare of meadows and woodland

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

House

Ground floor

Entrance Hall 18 m²

Large sitting room with raised dining area, stone period features 60 m²

Rear kitchen 12 m²

Utility room 4m²

W/c with washbasin 3,5 m²

Large dining room 60 m²

Kitchen 13 m²

Pantry 5 m²

Washroom with walk in shower washbasin and w/c 10 m²

1st bedroom 27 m²

Ensuite dressing room 10 m²

1st floor

2nd bedroom 20 m²

Ensuite dressing room 3m²

Bathroom with washbasin, bath and w/c 5 m²

3rd bedroom 20 m²

Bathroom with washbasin, bath and w/c 7 m²

4th bedroom 13 m²

Library 6 m²

6th bedroom 31 m²

Washroom with shower, washbasin and w/c 11 m²

Large, clean loft area floored, up-to-date windows and insulated 76 m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES

Cottage

Groundfloor

Kitchen/sitting/dining room 20 m²

Washroom with shower and washroom 3m²

W/c 2 m²

1st floor

7th bedroom 14 m²

Outbuildings

Barn (attached to the wing of the house)

Large 2nd barn (detached) garage area for 3 cars