

An ancient, rare property with a dovecot on pillars, courtyard of original outbuildings in a lovely setting

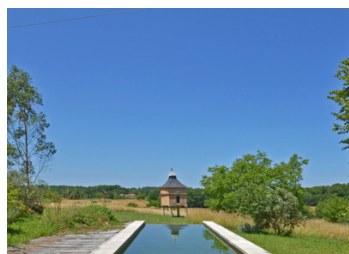


INFORMATION

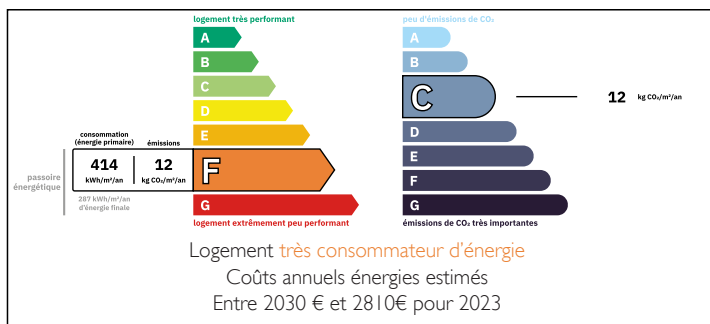
Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	87.5 m2
Plot Size:	24644 m2

IN BRIEF

An authentic and unspoilt Périgordine farmhouse charmingly and luminously restored with a triangular courtyard surrounded by a maze of interconnecting stone outbuildings within which some interior refurbishment has been started. There is a custom designed 'infinite' swimming pool set so that the dovecot's reflection can be seen. This kind of property with its period dovecot on pillars, sitting room with a pisé floor and one of the outbuildings still roofed in lauze, all in a gorgeous setting, is very rarely seen on the market.



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

House

Ground floor

Kitchen/sitting room with wood burner and a pisé floor 35 m²

W/c 2 m²

1st floor

1st bedroom with fireplace 21 m²

Washroom (behind curtain) with shower area and washbasin area 4 m²

Dressing room 4 m²

Upper 1st floor landing 1.5 m²

2nd bedroom (unfinished) with shower and washbasin 20 m²

Wings

Summer washroom with two showers and two washbasins 6 m²

Utility room 6 m²

Woodstore 6 m²

Vaulted bread oven

Storeroom 8 m²

Borie with lauze (stone) roof

Workshop 26 m²

Barn 96 m²

Upstairs studio 35 m²

Mezzanine 30 m²

Barn (tobacco)

Outside

Cistern (piped and pumped to the barn)

Salt swimming pool 3 m x 12 m

Pigeonnier (dovecot) on pillars

Greenhouse

Well maintained herb and flower gardens

Land 24644 m²

Amenities

Nearest supermarket 10 minutes

Nearest SNCF train station 18 minutes

Nearest airport Limoges 1h 5 minutes