

Stone farmhouse with outbuildings, one partially converted, ?? ha, a bread oven, a lovely garden and a pool



INFORMATION

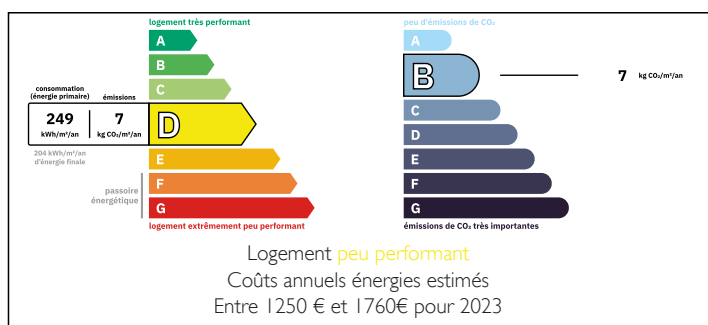
Town:	Rouffignac-Saint-Cernin-de-R
Department:	eilhac Dordogne
Bed:	4
Bath:	3
Floor:	139.5 m2
Plot Size:	50905 m2



IN BRIEF

A 3 bedroom stone farmhouse with a courtyard bordered by a stone barn and a bread oven, parts which were already marked on the cadastre Napoléon in 1814. Now, in addition and standing apart from these ancient buildings is a modern barn partially converted into a good sized 1 bedroom contemporary apartment. There is also a pool, all well established and surrounded within a lovely garden and just over 5 ha of land, 2,9 ha of pasture land! There is also a small source.

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

Farmhouse
Ground floor
Kitchen 19 m²
Dining room with stone fireplace 30 m²
W/c 2 m²
1st bedroom 12,5 m²
Washroom with shower, washbasin and w/c 5 m²

First floor
Landing
2nd bedroom with large, fitted cupboard 11 m²
3rd bedroom
Washroom with shower, washbasin and w/c m²

Modern barn
Apartment
Kitchen 15 m²
Sitting room 26 m²
Bedroom (4th) 11,5 m²
Ensuite washroom with shower and washbasin 3 m²
W/c 1,5 m²
Barn space 60 m² mezzanine 33 m²

Outside
Barn 44 m² and games room 20 m²
Swimming pool

Amenities
Local shops, schools and restaurants 4 minutes by car
Nearest supermarket 18 minutes
Nearest SNCF train station (Thenon) 20 minutes
Nearest airport (Bergerac) 47 minutes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>