

Ancient farm ensemble: farmhouse with barn and several outbuildings –ideal renovation project. Edge of village

EXCLUSIVE



INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	78 m2
Plot Size:	7629 m2

IN BRIEF

Full of charm and potential, this south-facing ancient farm ensemble offers an opportunity to create your dream home in the heart of the French countryside. The property includes a traditional farmhouse for complete renovation, an adjoining barn, several original agricultural outbuildings, a well, and large garden with courtyard parking. Perfect for a large family home, gîte project, or peaceful rural retreat.

Situated on the edge of a village with a bar and just 10 minutes from a market town offering all amenities and a train station. The surrounding area is perfect for nature lovers, with plenty of walking routes and outdoor activities nearby.



ENERGY - DPE

DPE not required.

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

This charming farmhouse, situated on the edge of a friendly village with a community bar, offers a fantastic renovation opportunity. Just a short drive from a bustling market town with all essential amenities, the property presents great potential for expansion. The south-facing farmhouse itself requires renovation but could be transformed into a stunning home by extending into the adjoining 160m² barn, creating approximately 240m² of living space (appropriate planning permissions required).

The property benefits from mains electricity throughout and a never-failing well that supplies a constant flow of water, with the possibility of connecting to the mains water supply if required. Fibre optic internet is also available, making it well-connected for modern living.

To the rear, you'll find a large agricultural hangar once used for housing cows, a charming stone building formerly used for small animals — perfect for conversion into a guest house — and an open barn ideal for use as a carport or motorhome storage. Set in a peaceful rural setting, this property is perfect for anyone looking to create a spacious, character-filled home in the French countryside.

FARMHOUSE 78m² approximately (for complete renovation)

Ground floor:-

Kitchen 26m² with fireplace, door and window to front aspect, staircase to 1st floor.

Lounge 15,8m² window to front aspect.

First floor:-

2 rooms.

Cellar.

ADJOINING BARN 160m²

20m x 8m

WORKSHOP

LOCAL TAXES

Taxe habitation: EUR

NOTES