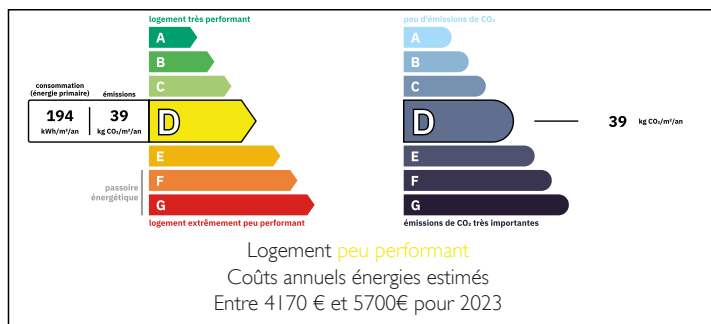


An exceptional 5-bed Farmhouse with 2-bed Cottage, Barn, 24.7 acres. Peaceful location, 5 mins from commerce.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Négrondes
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	320 m2
Plot Size:	100066 m2

IN BRIEF

Dating from 1880, this beautifully restored south-facing property includes a 5-bedroom detached farmhouse and a separate 2-bedroom detached cottage, both in exceptional condition. The character has been carefully preserved while offering modern comforts throughout. A stunning, spacious barn adds further potential—ideal for events, workshops, or storage. The grounds are divided between open meadow and mature woodland, offering both sun and shade throughout the day. Set in a quiet hamlet just 5 mins from a village, the property enjoys a peaceful rural setting while being just 10 minutes from larger towns with full amenities. This is a rare opportunity to acquire a charming and versatile country estate, perfect as a large family home, holiday rental business, or multigenerational living. The layout of the land and buildings offers privacy and flexibility, all within easy reach of services, schools, and transport...

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

Lovely fully renovated 5-bedroom home in excellent condition, with a detached 2-bedroom cottage and a spacious 200 m² barn. Set in a peaceful and private hamlet, the property offers modern comfort and character throughout; exposed stone walls and old school radiators. Recent updates include new electrics (2022), double glazing throughout, oil-fired central heating, wood burners, and fibre internet connection. No Linky meter. Water recuperation tanks in place, and all roofs are in great condition. The grounds include a charming courtyard, garden, meadows, and woodland—ideal for nature lovers or a smallholding project.

MAIN HOUSE 218m²

Ground Floor:

Lounge 27,96m² (6,27m × 4,46m) fireplace, front aspect.

Dining Room 31,72m² (6,1m × 5,2m) chimney with wood burner, doors and windows to front aspect.

Games Room 27,23m² (6,12m × 4,45m) front aspect, door to shower room.

Shower Room and WC 6,82m² (3,33m × 2,05m) shower, WC, hand basin with vanity unit.

Kitchen/Dining Room 32m² (8m × 4m) fully equipped, rear aspect door and windows.

Shower Room and WC 7,04m² (3,52m × 2m) shower, wc, hand basin, rear aspect.

First Floor:

Landing 9,67m²

Bedroom 1 - 15,97m² (4,5m × 3,55m)

Bedroom 2 - 11,66m² (4,52m × 2,58m)

Bedroom 3 - 13,40m² (5,3m × 2,53m)

Bedroom 4 - 11,41m² (4,53m × 2,52m)

Bedroom 5 - 16,30m² (4,53m × 3,6m)

Separate WC 3,87m² (2,58m × 1,5m)

Store/Technical Room 3,79m² (2,26m × 1,68m)

COTTAGE 102m²

Ground Floor:

Living Room 50,21m² (7,69m × 6,53m) chimney with wood burner. Dual aspect.

LOCAL TAXES

Taxe foncière: **794 EUR**

Taxe habitation: **EUR**

NOTES