

A large 4 bedroom farmhouse, several barns and outbuildings including a huge hanger and a nice view



## INFORMATION

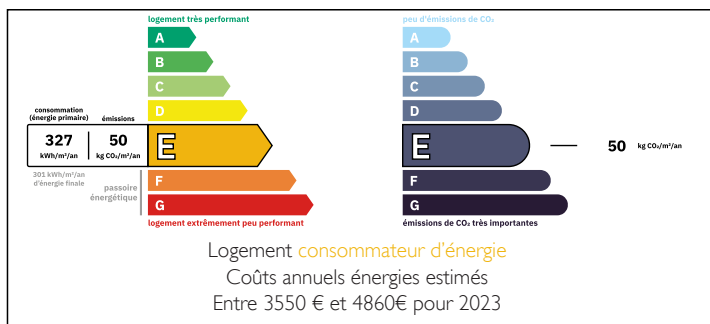
Town:	Granges-d'Ans
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	133.5 m2
Plot Size:	4936 m2



## IN BRIEF

A large 4 bedroom farmhouse complete with agricultural buildings in a pleasing setting with a nice view. It has an enclosed courtyard that opens onto a quiet lane with next to no traffic. The interior needs updating and refreshing but it has a wood boiler that is less than 10 years old and there is also huge potential in the surrounding buildings.

## 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

Ground floor

Living room 16 m<sup>2</sup>

Dining room 24 m<sup>2</sup>

Kitchen 13 m<sup>2</sup>

Washroom with bath shower and w/c 4 m<sup>2</sup>

W/c 2 m<sup>2</sup>

1st floor

Corridor 12 m<sup>2</sup>

1st bedroom 17,5 m<sup>2</sup>

2nd bedroom 17 m<sup>2</sup>

3rd bedroom 19 m<sup>2</sup>

4th bedroom 9 m<sup>2</sup>

Basement 23 m<sup>2</sup>

Outbuildings

Barn

Dairy

Pig pens

Large tobacco barn

Vaste Hanger

Land 4936 m<sup>2</sup>

Amenities

Local shops and restaurants 5 minutes by car

Local supermarket 15 minutes by car

Nearest SNCF train station 15 minutes

Nearest airport (Brive) 45 minutes

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