

Near Gourdon – Charming Farmhouse with Barns and Great Potential



INFORMATION

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|--------------------|------------------|
| Town: | Payrignac |
| Department: | Lot |
| Bed: | 3 |
| Bath: | 0 |
| Floor: | 150 m2 |
| Plot Size: | 26300 m2 |



IN BRIEF

Near Gourdon – This former farmhouse with a dovecote requires a complete renovation but offers great potential. Featuring many beautiful original elements, the house consists of a large ground floor of 55 m², a cellar, and a spacious upper floor.

It would be possible to create a lovely open-plan kitchen connected to the living/dining area downstairs and to arrange 4 bedrooms upstairs.

The barns could also be converted into living spaces or used for commercial, agricultural, or event activities, among others.

There are many other small outbuildings—some may need to be demolished, while others could perfectly serve as workshops or for other purposes.

The extensive land is divided between meadow and woodland, and at the edge of the forest, you'll find

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 former farmhouse with a dovecote is a blank canvas, offering enormous potential for renovation. Full of original character, the main house features a spacious 55 m² ground floor, a cellar, and a generous upper level. There's plenty of room to create a beautiful open-plan kitchen opening onto the living and dining area downstairs, with the option to design four bedrooms upstairs.

The property includes several barns that could be converted into additional living spaces or used for commercial, agricultural, or event purposes. Numerous smaller outbuildings are also present—some may need to be removed, while others could serve perfectly as workshops or storage.

The attached barn, with a roof replaced about ten years ago, provides 95 m² on the ground floor and ample space for a first-floor extension. The separate barn offers approximately 115 m² on the ground floor, with the upper floor with concrete floor ready for development.

Set on extensive grounds divided between meadow and woodland, the property even includes your own well at the edge of the forest.

Please note: the property has remained largely unchanged for decades. It has no running water, no bathrooms or shower, minimal electricity, and the roof and floors of the main house require full renovation. It is not currently habitable.

This peaceful location is part of a small, traditional hamlet on the edge of the woods, yet Gourdon is less than 10 minutes away.

This is a rare opportunity for someone with a vision to create a unique country home...

LOCAL TAXES

Taxe habitation: EUR

NOTES