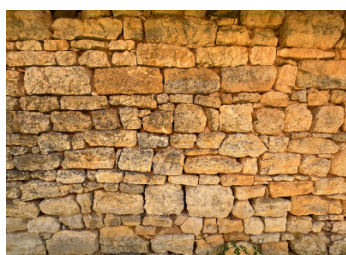


Charming old farmhouse to renovate in the Périgord Noir

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Nailhac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

In Nailhac, just ten minutes from the charming tourist village of Hautefort and all its amenities, lies this beautiful stone property full of character, an ideal renovation project.

The property is completely secluded, with no noise disturbances or nearby neighbors, set on approximately 5,000 m² of land (final surface area to be determined based on the project). It includes three traditional stone buildings: a large 200 m² house, a spacious 180 m² outbuilding, and a smaller 50 m² dependency perfect for use as a garage or workshop.

This ensemble offers a rare opportunity to create two independent dwellings. The roof structures are in excellent condition, the stonework is of high quality, and the natural surroundings are truly exceptional.

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

Located in Nailhac, just ten minutes from Hautefort and its famous château, this collection of stone buildings offers exceptional renovation potential in a peaceful and green setting in the heart of the Périgord Noir.

The main house has a total surface area of approximately 200 m², including a 70 m² basement, a 70 m² ground floor, and a 60 m² upper floor.

The large outbuilding offers around 180 m² spread over two levels, with 80 m² on the ground floor and 80 m² on the upper floor.

A third, smaller stone building of about 50 m² completes the property and would be ideal for conversion into a garage or workshop.

We remain at your disposal for any further information.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES