

Ancient farm divided into 2 houses partially restored with a barn, garden and meadow at the edge of a hamlet

EXCLUSIVE



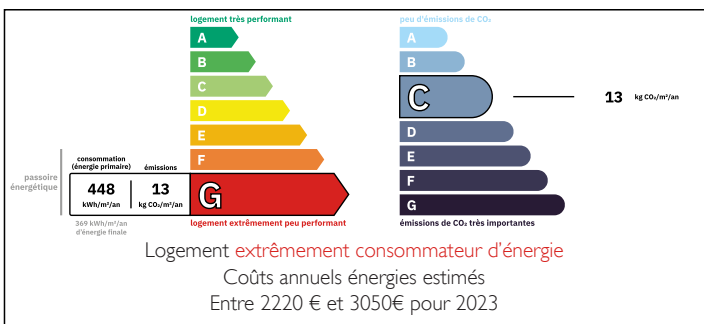
INFORMATION

Town:	Gabillou
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	98 m ²
Plot Size:	2439 m ²

IN BRIEF

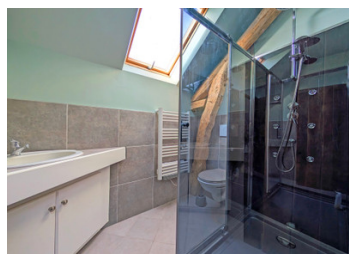
An 18th century stone farmcottage attached to a partially converted barn making a two dwellings within an ancient walled courtyard surrounded by a garden, a meadow and a separate large barn. The cottage has a kitchen area and sitting room with a partial flagstone/partial pisé floor, exposed stone walls and a large, original stone fireplace with a wood burner, 1 - 2 bedrooms and a washroom. The partially restored barn has a massive ground floor that needs finishing, 3-4 bedrooms and two washrooms. The two properties could be easily joined by putting in a doorway, leaving exciting interior finishing projects to adjust to personal taste.

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.



DESCRIPTION

Cottage

Ground Floor

Kitchen/sitting room 30 m²

1st floor

Office 6 m² (possible 2nd bedroom)

Bathroom with bath/shower, washbasin and w/c
3,5m²

1st bedroom 11,5 m²

2nd house (former stone barn attached to the
cottage)

Livingroom with large French doors (unfinished) 36
m²

Future kitchen with stone features (unfinished) 14
m²

1st floor

1st bedroom 22m²

Washroom with shower, washbasin and w/c 3,5 m²

2nd bedroom (single) 9 m²

Bathroom with bath, washbasin and w/c 3,5 m²

3rd bedroom 9 m²

Room (unfinished) 5,5 m²

Outside

Large barn

Stone courtyard wall with terraces and parts of
former outbuildings and well

Garden and land 2439 m²

Nearest shops, supermarket and SNCF train station
10 minutes by car

Nearest airport (Brive) 50 minutes by car

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