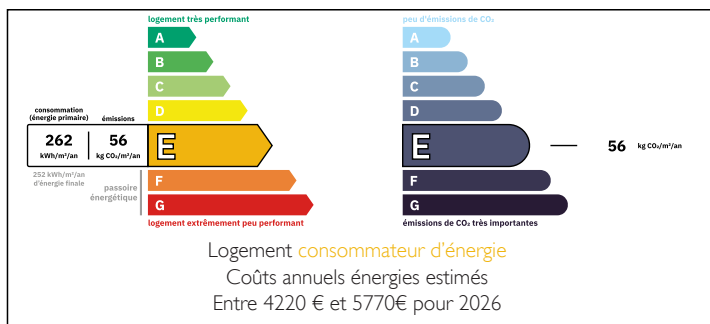


Charming renovated Farmhouse with barn, workshop, courtyard and near to an idyllic little river



ENERGY - DPE



INFORMATION

Town:	Cubjac-Auvézère-Val d'Ans
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	10000 m2

IN BRIEF

Located just around twenty minutes from Périgueux, this renovated former farmhouse will appeal to lovers of stone, authenticity, and generous living spaces.

The main house offers a warm and practical living environment. It comprises a pleasant living room, a large light-filled veranda, ideal for enjoying views of the outdoors in every season, 4 bedrooms, 2 shower rooms, as well as a dedicated jacuzzi room — a true wellness space at home. A cellar completes the property.

Outside, the inner courtyard and its covered area invite you to relax in complete privacy. This welcoming space is perfect for sharing meals with family or friends in a peaceful and authentic atmosphere.

Close to a peaceful village with an authentic atmosphere, particularly attractive for those seeking tranquillity while not wishing to live completely isolated.

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

As for the outbuildings, the property also includes a 13 m² workshop as well as an adjoining barn of 125 m² on the ground floor, spread over 2 levels. A real asset offering numerous possibilities: storage, craft activity, conversion project, gîte, or additional space according to your wishes.

A major advantage: the solar panels cover the house's electricity needs, while the resale contract generates an annual income of more than €2,000.

A rare property combining the charm of the old, modern comfort, and excellent potential for future development.

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

LOCAL TAXES

Taxe habitation: 1197 EUR

NOTES