

40 Hectare Rural Estate with Woodlands, Meadows and Two Buildings for Renovation



INFORMATION

Town:	Villac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	300 m2
Plot Size:	399324 m2



IN BRIEF

Rural estate of approximately 40 hectares (99 acres) in one contiguous block, featuring two traditional Corrèze stone buildings in need of renovation. The potential is immense, with around 300 m² (3,230 sq ft) of existing buildings surrounded by a rare balance of woodland and meadowland.

The property includes more than 25 hectares of diverse woodland, comprising conifer stands, coppice-with-standards woodland, and hornbeam groves, offering significant forestry, hunting, and heritage value. In addition, approximately 14 hectares of meadows and agricultural land provide excellent opportunities for farming or grazing, including several hectares of wet meadows that support rich biodiversity.

This exceptional estate is particularly well suited to agricultural, equestrian, hunting, forestry, conservation, or nature-based projects.

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.



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

DESCRIPTION

Approximately 4.82 hectares of conifer woodland comprising mature, well-established trees, offering strong forestry potential and opportunities for timber production.

Small open areas throughout the property facilitate access and circulation across the estate.

Nearly 4.7 hectares of workable agricultural land, suitable for arable crops, forage production, or grazing.

More than 11.7 hectares of mixed woodland managed as coppice-with-standards, combining mature trees with natural regeneration and offering significant forestry, hunting, and environmental value.

Just over 1 hectare of natural coppice woodland, ideal for sustainable woodland management and firewood production.

More than 8 hectares of hornbeam-dominated woodland, a species valued for the quality of its timber and its ecological importance.

Over 5.4 hectares of natural wet meadows, particularly favourable for biodiversity, grazing, and environmental conservation projects.

Approximately 3.85 hectares of quality grassland, well suited to livestock grazing, hay production, or outdoor recreational activities.

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