

A charming, isolated house of tremendous character with a pond and outbuildings in a beautiful position

EXCLUSIVE



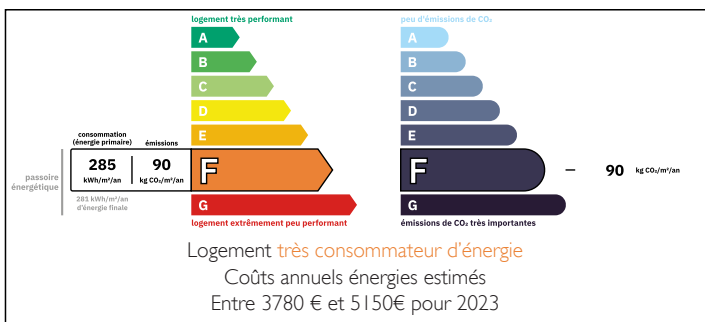
INFORMATION

Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	111 m2
Plot Size:	2393 m2

IN BRIEF

A very pretty property that is completely secluded off a farm track that leads to fields only. The house, covered in creeper, and a garden mildly overgrown needs simply cutting back to expose a view across the pond and the valley. There is a very old barn complete with a dairy and the house has evidence of older foundations, but the rooms above have large windows that flood the open plan interior with light. In short a gem with a distinctly eminent country house feel !

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

House

Ground floor :-

Large kitchen/sitting/dining room 60 m²

1st floor

Landing 12 m²

1st bedroom 12 m²

Washroom with shower, washbasin and w/c 4 m²

2nd bedroom 23 m²

Large attic in the roof

Cellar basement

Outside :-

Stone barn with a dairy 120 m²

Stone outbuilding (wing) 30 m²

2nd outbuilding (breezeblock) 46 m²

Land 2393 m²

NOTES

Amenities (time by car) :-

Local restaurant and village shop 6 minutes

Local supermarket 15 minutes

SNCF train station 25 minutes

Airport (Brive) 50 minutes

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