

Quintessential French courtyard farmhouse and two barns to be restored 4 km from world heritage site



## INFORMATION

Town:	Aubas
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	4000 m2



## IN BRIEF

Located just outside of the thriving market town of Montignac and the world heritage Lascaux IV caves, this untouched property would make an excellent family home, second home or touristic business.

It's one of the few old courtyard farms that remain intact and ready to be loved again. A blank canvas opportunity for someone to take in to the next step in its journey.

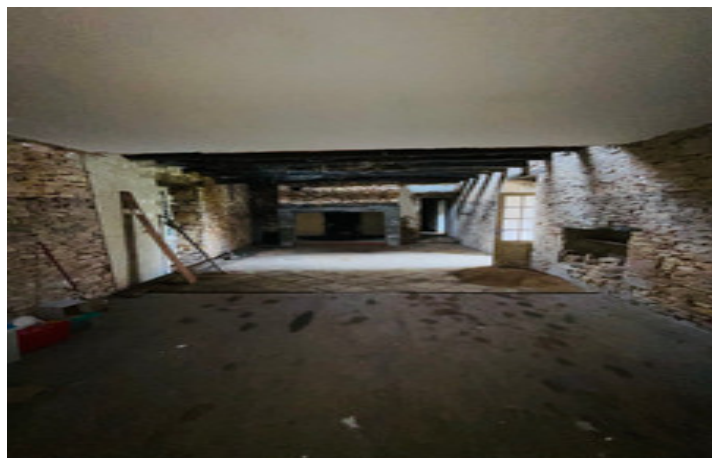
There is a main house, one large stone barn and one partially covered barn with a mature tree in the centre of the three within a gated garden. There is water and electricity on site.

## 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.



## DESCRIPTION

The house is c. 100 m<sup>2</sup> and offers many opportunities in terms of floorplan and design. The roof has also been maintained and there is a skylight installed so renovating upstairs would be a real possibility subject to the relevant permissions.

The current Salon is significant (54m<sup>2</sup>) and could easily be split in to two functions as it was in the past. There is also a covered porch along the front of the house.

The large stone barn, typical of the region, has endless possibilities for renovation. It's a simply a great example of the local architecture. The second barn finishes this romantic scene.

The property is set in the open countryside of the Perigord Noir.

Renovation considerations:

Water and electricity are on-site but will need updated installations.

The house roof has had relatively recent restoration work.

There is no heating and no mains drainage. A new septic tank will need to be installed.

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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