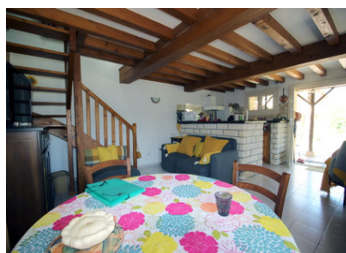


Old farm and renovated house



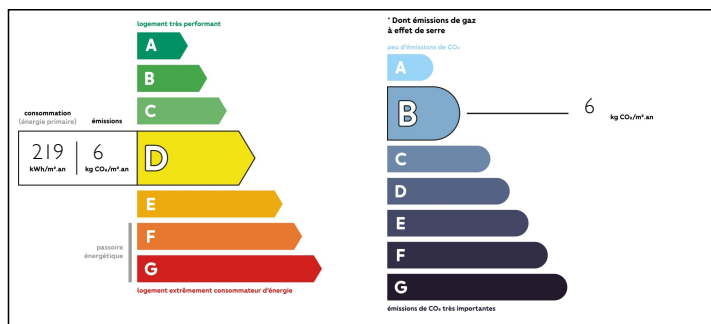
INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	50000 m2

IN BRIEF

This atypical property consists of a large house to renovate made up of many buildings and a completely renovated 3 bedroom maisonette. The 5,5 hectares of land allow the creation of projects with animals / horses or the development of a complete tourist activity (bed and breakfast, cottages and unusual accommodation.) A beautiful life project to create according to your desires! This large house is located near Lalinde with its shops, bars and restaurants but also near highly touristic places such as Cadouin, Limeuil or Belvès.

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.



NOTES

DESCRIPTION

The cottage has been completely renovated. There is double glazing, electric heating, a new roof, a septic tank up to standards, a new bathroom, a fitted kitchen and 3 bedrooms.

A first large old house consists of two floors (80m2 each) with beautiful floors, a beautiful functional stone fireplace and simple glazing.

A second house adjoining the first and being able to communicate with each other by an entrance hall (10m2) consists of two floors (60m2 each), a concrete slab and double glazing.

A third independent building with a floor (20m2) and a concrete floor is located a few metres from the large house.

A fourth building (former stable) has been converted into a double open garage and workshop with water and wood stove. The ground floor is concreted and there is a first floor (60m2 each).

The roofs of the various buildings are in good condition and electricity and water are present. A septic tank is connected to the large house. A terrace is at the rear and gives a splendid view over the countryside.

Absolute calm reigns although the houses are not isolated from neighbors. However, the place is completely isolated from view and the house is accessed by a small private road.

The exterior consists of trees, flowers, woods and meadows as well as a spring and an irrigation system from the Dordogne.

A magnificent renovation project with the opportunity to live in the maisonette at the same time.

All projects can come to life in this area: guest