

Charming farmhouse with uninterrupted views, 2 beds, outbuildings, pool, quiet location, 4km to fabulous lake



INFORMATION

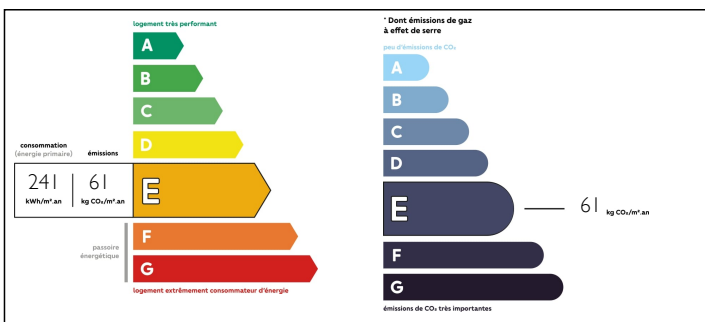
Town:	Payzac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	4455 m2

IN BRIEF

Set in a beautiful rural location, with no passing traffic, and with fantastic views over surrounding countryside, it's an ideal property for a second residence, or as a family home with the market town of St Yrieix la Perche only a 20 minute drive away. There you'll find everything you need for everyday living. All rooms are located on the groundfloor. The property has been improved over recent years and includes the addition of an above ground pool, a new fosse, new water heater, updated kitchen, and a pergola. The outbuildings are particularly useful and provide great workshop areas and plenty of space for vehicles, including camping cars, caravans. A five minute drive will take you to a great leisure lake, with many nautical activities, a beach, and a restaurant which hosts many events throughout the summer. The property is set well back from the lane; there's plenty of parking for several...



ENERGY - DPE



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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: 1100 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen (16m²), a good range of cupboards, fireplace which could house a range cooker, main entrance to front. Double doors lead to:

Lounge (19m²), overlooking the rear garden and open views over the countryside. Parquet flooring. Glazed doors to rear.

Dining room (12m²), currently used as a games room, accessed from the kitchen. Window to front.

Bedroom (14m²), parquet flooring, window to rear.

Bedroom (12m²), parquet flooring, window to front, built-in wardrobes.

Bathroom (4m²), washbasin, bath, built-in cupboard. Heated towel rail.

Separate WC.

Cellar. Attic. Boiler room.

EXTERIOR

Stone barn, garage.

Open hangar (114m²), and workshop area (115m²).

Bread oven.

Well.

Pergola.

Above ground swimming pool (9m x 4m). Heated.

The house is in good condition and benefits from oil-fired central heating, and double glazing to the rear of the house. The contents of the property could be available by separate negotiation.