

Beautiful irrigated farm, family home, pool, views and mature park in the Dordogne



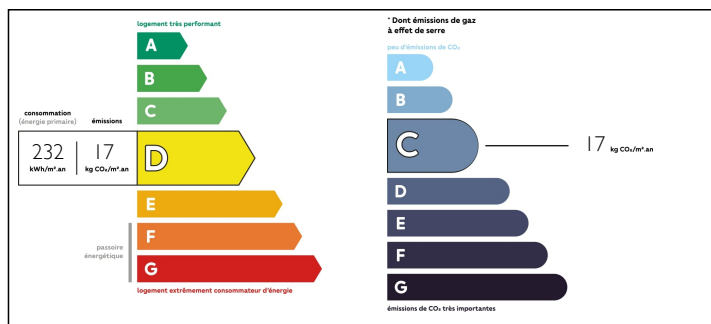
INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	440879 m2

IN BRIEF

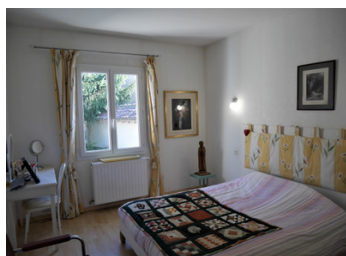
A unique opportunity to invest in an active farm with a lovely family home, pool. Current crops : a variety of apples, table grapes and cereal with diverse woods to exploit and an enviable irrigation system. The gorgeous property is situated in an old farm courtyard with a garden and park lovingly maintained. Regarding the house, the extension has been cleverly integrated into the kitchen giving a bright aspect and allowing the garden to be enjoyed from the large, luminous family room. While the property is near to amenities it is wonderfully calm with views across the land. The irrigation system is available to most of the crops on the farm. There is a gite with functioning bread oven and lots of development potential!

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

You enter the house in the centre with stairs rising before you, kitchen to the right 34.5M² opening onto the family room 54m² which looks towards the pool area and is surrounded by the garden. The boiler room is accessed from the kitchen and exists towards some outbuildings. To the left on to the office 15.9m² with a downstairs cloakroom with a shower (if necessary could function as an occasional downstairs bedroom!) and leading to the sitting room with original fireplace 25.3m². Going up to the first floor, left you have a bedroom 10.8m² with stairs leading to a well-maintained insulated attic wide corridor access to bedroom 2, 16.9m² (over original sitting room, could have independent access). Back to the stairs turning right to a bedroom 3, 12m² with en suite bathroom – huge landing 13m² leading to 2 further bedrooms : 16m² and 12m², a sewing room 7.8m² independent loo and a shower room. The Gite is currently 1 bedroom 11.6m² with large open plan kitchen sitting room and a shower room. I have a huge amount of information regarding all the barns and farm buildings as well as the maps on how the farm is divided, you are welcome to contact me for more information.

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

NOTES