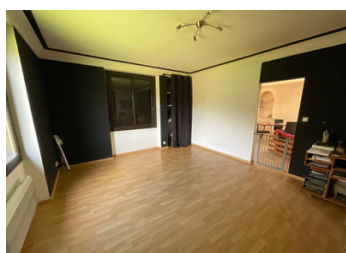


## Stone farmhouse with extensive outbuildings, land and kennel facilities in the heart of Perigord Noir



## INFORMATION

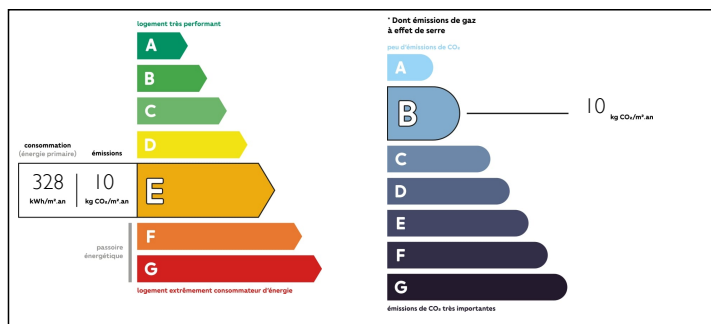
Town:	Paulin
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	19000 m2



## IN BRIEF

Authentic Perigordine farmhouse complete with two stone barns and two massive tobacco drying barns. House of 105m2 including fitted kitchen, living room with wood burner, three bedrooms, shower and WC. Small sun terrace, double glazing with cellar and gardens. Nearly 2HA of land in total.

## 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

The property is currently used as a dog boarding and breeding location and is perfectly set up for a similar enterprise. The development could also be perfect for a number of different businesses or hobby interests - market gardening, nursery plants, agricultural, tourism etc.

Sarlat (20 mins)

Montignac (20 mins)

Brive Airport (25 mins)

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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 foncière: 576 EUR

## NOTES