

Restored stone farmhouse with beautiful covered terrace

EXCLUSIVE



## INFORMATION

Town:	Pensol
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	227 m2
Plot Size:	2900 m2

## IN BRIEF

Approx. 227 m2 of living space for this lovely restored farmhouse situated in a quiet location. 8 Mns from the next village with 2 restaurants. 2900 m2 of land planted with trees and a small attached barn. All the roofs have been redone. Living room with fireplace 80 m2, three bedrooms. Ground floor bedroom 24 m2 with shower room and exit to terrace. Living room 22 m2, Kitchen 25 m2, Bedroom 22 m2, Storeroom, Separate WC Shower room 6 m2 with washing machine Large living room 80 m2 with kitchenette. First floor Mezzanine 34 m2 Bedroom 14 m2. with washbasin Attic storage room Attic 2 of 34 m2 suitable for conversion. Fuel central heating Barn 84 m2

## 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.



## LOCAL TAXES

**Taxe foncière: 629 EUR**

**Taxe habitation: 791 EUR**

## NOTES

## DESCRIPTION

Located on the border of the two departments of Haute-Vienne and Dordogne, the Périgord-Limousin Regional Nature Park aims to protect and enhance the natural, cultural and architectural heritage of the region. With its varied landscapes, the Park is a remarkable place, marked by rivers, limestone plateaus, forests, cliffs, peat bogs, ponds... In the midst of this preserved nature, a rich fauna is present, including the hen harrier, ungulates or the peregrine falcon. If you take a walk along one of the many hiking trails that wind through the region, you will certainly be able to spot some of them! You can expect a total of almost 2000 kilometres of hiking trails, some of which are dedicated to a particular theme, such as honey plants, bees or roses.

The Haute-Vienne part of the nature park has a beautiful architectural heritage. Among them are the castles of Châlus, Brie and Montbrun. Stop off in the pretty medieval town of Rochechouart, which lies in the shadow of its castle, and admire the huge crater caused by the fall of a meteorite over 200 million years ago. If you're there, don't miss the chance to look up to the sky and admire the constant ballet of butterflies and birds flying over the plain.

To find out more about the Périgord-Limousin regional nature park, visit one of the 5 themed walking trails with audio guide. You can also walk on the 13 km long Voie Verte des Hauts de Tardoire, which...