

Lovely renovated Périgord farmhouse with gîte, swimming pool, 5.5 hectares & lake

EXCLUSIVE



INFORMATION

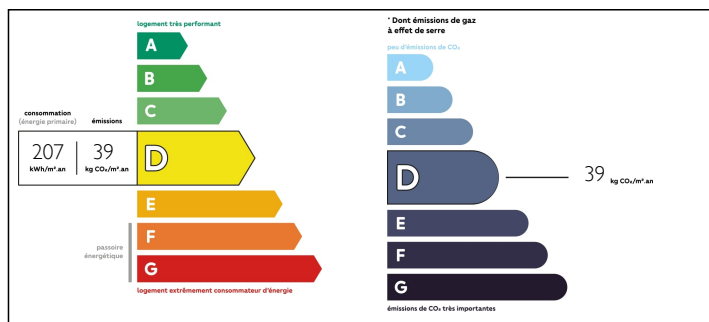
Town:	Saint-Rémy
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	210 m2
Plot Size:	55734 m2

IN BRIEF

Charming farmhouse with large lounge and dining rooms both with wood-burning stoves, a fully equipped kitchen, 2 ground floor shower rooms and an office or bedroom downstairs and 4 bedrooms and 2 bathrooms upstairs. There is also an adjoining 2-bedroom gîte with separate entrance. Terraces on either side of the property, one for the main house and one for the gîte, a swimming pool with enclosed patio and a pool house. The large driveway also includes a 3-car garage. There is 5.5 hectares of fenced meadow and woodland which is perfect for livestock or horses especially as there is a stable block of three boxes (a storeroom and 2 stables) plus a lake. The property is situated at the end of a small hamlet in the middle of the countryside with only a few close neighbours.



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

Ground floor:

Dining Room - 31.92 m²

Kitchen - 18.24 m²

Shower room with WC - 5.76 m²

Laundry room - 3.78 m²

Living room - 38.76 m²

Bedroom/office - 18.13 m²

Shower room with WC 2 - 5.76 m²

Laundry room 2 - 5.29 m²

Upstairs:

Bedroom 1 - 10.85

Bathroom - 4.08 m²

Bedroom 2 - 28.05 m²

Bedroom 3 - 14.62 m²

Shower room - 6.76 m²

Bedroom 4 - 30.6 m²

Garages - 63.36 m²

Pool house - 11.25 m²

Terrace - 29.67 m²

Stables - 39.6 m²

Gite - 35.84 m²

Gite's terrace - 35.15 m²

Boiler house - 5.55 m²

Pool area - 91.79 m²

Pool - 8.5 x 4 m

LOCAL TAXES

Taxe foncière: **980 EUR**

NOTES

Well

Micro-station

Heating: fioul & wood

Taxes foncières: 980€

Roof in good condition.

The property is located 10 minutes away from Montpon-Ménestérol with access to the motorway, train station, several large supermarkets (Intermarché, Lidl & Casino), petrol station, schools, doctors, dentists, bars and restaurants, garages, cinema, etc. as well as a busy weekly market. Périgueux, Libourne and Bordeaux are easily accessible by train and Bergerac is only 35 minutes away by car.