

Stone farmhouse with 3-bedroom house, barn, stable and land: ideal for farm sales projects!



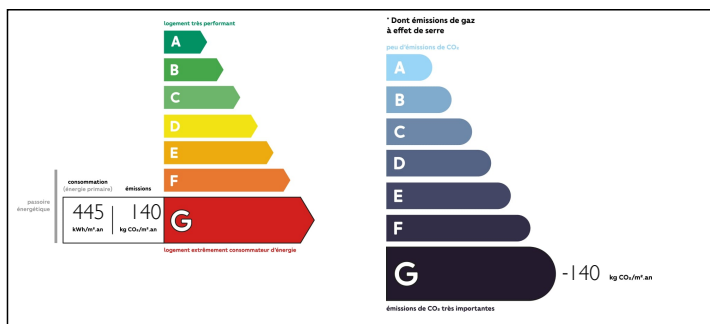
## INFORMATION

Town:	Soucirac
Department:	Lot
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	52502 m2

## IN BRIEF

Located 15 km from Gourdon on a tourist route, this former cattle farm has great potential and can be easily adapted to your project: - The house needs modernizing, but is in very good structural condition and habitable as is: 3 bedrooms, living room, cellars, water recovery tank and large attic of approx. 60 m2 for conversion. - large 2-storey attached barn with boiler room, stable, etc. - large agricultural shed - On the other side of the courtyard, former pigsty / large cowshed / dairy on 2 floors of 200 m2 with stalls, and first floor with direct access to courtyard and parking: ideal for farm sale! - Other vaulted stone cistern for rainwater collection - Approx. 2 ha adjoining + 3 ha of meadowland 500 m away This property is ideal if you have horses, an equestrian project or a farm sale project. Good land with varied plots, ideal for market gardening or saffron, grazing...

## 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

In detail:

### HOUSE:

- Kitchen / Dining room with gas stove approx. 20 m<sup>2</sup>
- Bedroom 1: 11 m<sup>2</sup>
- Hallway, WC: 5 m<sup>2</sup>
- Living room: 20 m<sup>2</sup>

### First floor:

- en suite bedrooms 2 and 3: 20 m<sup>2</sup>
  - Convertible attic with insulated area (above bedrooms): 60 m<sup>2</sup>
- Fuel central heating

### OUTBUILDINGS

- Rainwater collection tank
- Cellars
- Adjoining barn with boiler room: approx. 90 m<sup>2</sup> floor area + first floor
- Stable and stables adjoining barn and hangar
- Agricultural shed: 300 m<sup>2</sup>
- Cowshed/dairy: 200 m<sup>2</sup> on two floors, etc.

### LOCATION

The property is located on a tourist route linking Gourdon to other small towns, so it's not "off the beaten track" and is perfect if you want to develop a farm-gate business or other commercial project.

- A20 freeway 10 minutes away
- Gourdon 15 minutes
- Payrac 10 minutes
- Montfaucon 8 minutes

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

## NOTES