

Property comprising a farmhouse and with numerous outbuildings and guest house set in pretty grounds.



INFORMATION

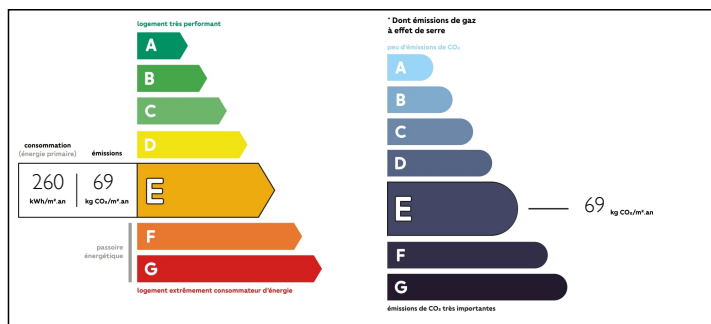
Town:	Mainzac
Department:	Charente
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	13567 m2



IN BRIEF

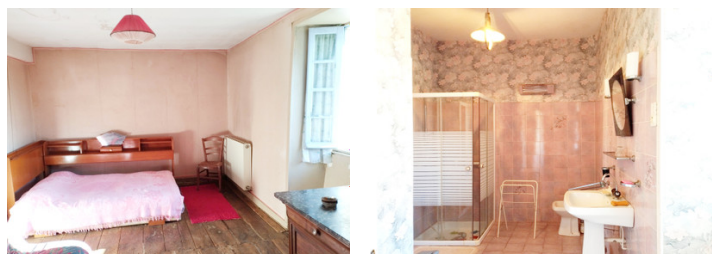
On the edge of a pretty village on the edge of the Dordogne, this ferme will charm you. - lots of business potential with the out buildings and a guest house (about to receive a new roof) - it requires some renovation but you will never regret the investment of time, love and funds

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

Une propriété composée d'une maison et de ses nombreuses dépendances, le tout sur un très beau terrain

Une maison à rénover avec une grande cave (dont une partie est aménageable).

Cuisine/salle à manger de 26m² avec une grande cheminée ancienne, salon de 20,4m², bureau de 5,8m² avec une cheminée ancienne, couloir de 35m²,

Chambre 15.7m², salle d'eau 9.40m², deuxième salle de réception 19.2m² (convertible en chambre !), deuxième chambre 15.75m², troisième chambre 24.7m².

Plus de 550m² de dépendances (écuries, clapiers, poulailler, étable, porcherie, four à pain, hangar, etc.)

Une maison de 31m² à rénover

Le parc comprend un grand verger (pêches, figues, cerises, noisettes, vignes), ainsi qu'un petit étang.

NOTES

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