

Working farm located in the Périgord Vert in the Dordogne, near to a village with amenities.



INFORMATION

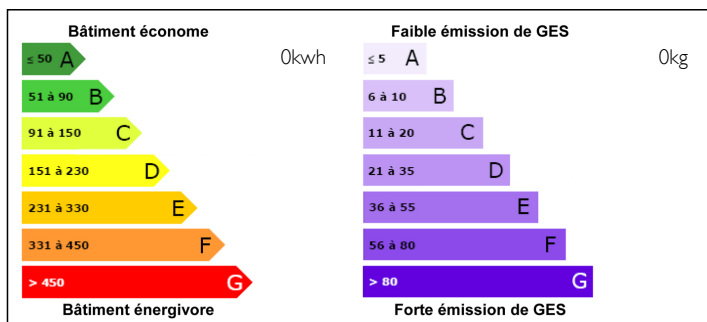
Town:	PERIGORD VERT
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	300650 m2

IN BRIEF

Farmhouse with lots of different agricultural buildings and surrounding farming ground. 30 hectares for sale with the property and possibility to rent about 100 hectares more if wanted. Rural tourism possible. More pictures and drone video available on request.



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

Working farm that includes the farmhouse with different agricultural buildings.

The farmhouse has a large sitting/dining room/kitchen with woodstove, 2 bedrooms, a bathroom with bath and wash basin and an office that could be used as bedroom. There is an adjacent storage area/workshop of about 35m².

Approximately 30 ha of land for sale with the property around the buildings, possibility to rent about a 100 ha more if wanted.

Animals can be bought as well if wished for, not included in the price. More information available on request.

The meat is sold mainly directly at the farm to customers.

There are several farming buildings:

Outbuilding 1: 33m x 13m

Outbuilding 2: 6 boxes: 15m x 3m

Pig barn, currently used for grain storage

Stable for cows currently used as storage: 29m x 16m

Two sheds for agricultural vehicles

Stable for cows 72m x 42m

Laboratory with cold cells, atelier to cut meat and room to sell meat directly at the farm.

Near to a village with all amenities.

Located in the middle of Périgueux and Limoges.

All measurements are approximatives. More pictures available upon request.

NOTES