

Black Perigord - Authentic stone farm ensemble between Rouffignac and Perigueux comprising a 5 bed main house - barn - double car-port. Surrounded by its...



INFORMATION

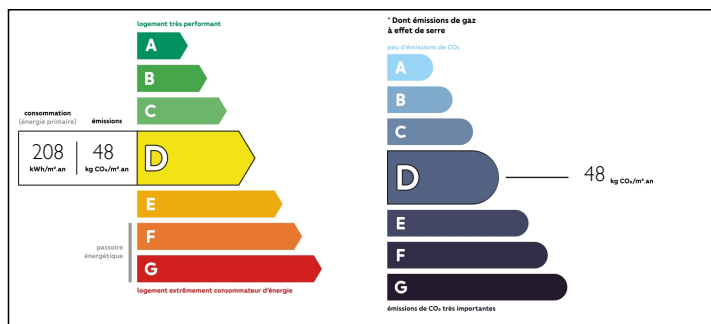
Town:	Saint-Geyrac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	22985 m2



IN BRIEF

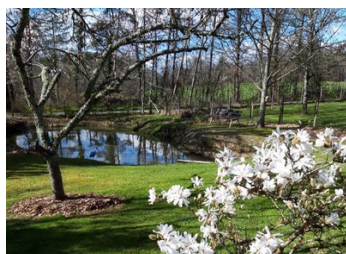
This is a rare property, instantly habitable with its many original and authentic features and with the nearest neighbor at more than 150m. 5,40 acres of land including a plot of grassland, beautiful garden and small pond. This former farmhouse has been restored with double glazing, central heating and comprises 5 bed/2 bath, a central courtyard with barn and several wooden outbuilding. All amenities in easy reach 8-9 km.

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: 1346 EUR

DESCRIPTION

Ground floor: Entry directly into the spacious living/dining room (41m²) with an abundance of original features. Conservatory with fitted kitchen (34m²). Bedroom 1 (14,50m²). Corridor through an en-suite bedroom (14m²) bathroom (7,50m²) 1 Separate wc. First floor: Stairs - Corridor leading to an utility room (8m²) spare room with sink (11m²) and an office (11m²) with direct access to the courtyard.

First floor mezzanine/landing (13,50m²) bedroom 3 with skylights (9m²) bedroom 4 (13m²) interconnecting with a 5th bedroom (11m²) shower room with wc and sink (4m²) Outside: Barn with utility room (47m²) with recently re-done roof, double car-port (42m²) A property for nature lovers with nearly 5,4 acres of land, mainly grassland and garden with small attractive pond. 3 wooden chalets of 35m² for former animal housing. This is a rare property, instantly habitable with it's many original and authentic features and with the nearest neighbor at more than 150m.

Périgueux at 20mn drive

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

NOTES