

Super project ****Stone farm ensemble**** house for restoration, barn, hangar, garden - Dordogne



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	3000 m2

IN BRIEF

This property is a rare project, a blank canvas allowing a purchaser to start the project from scratch. A stone farm ensemble featuring a main house for complete restoration (roof in good condition), adjoining barn of 120m2, open hangar for car/tractor storage 121m2, detached building with one room and open barn with hay loft, old stone bread oven. This south facing property is situated in a small hamlet just a short way from a lovely village which has a bar and village store. Centrally situated close to two market towns, with all commerces, 6km and 11km.

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

HOUSE (main part of the house has a roof in good condition)

GROUND FLOOR

Entrance door into:

Living room 41,5m² (stone fireplace, dual aspect, beams)

Opening to part without roof - 42m² (stone fireplace, dual aspect)

A room 23,25m² (no roof) stone steps to cave (stone sink)

A room 54,4m² (no roof, just four walls)

FIRST FLOOR, flooring not in place

ADJOINING BARN 120m²

3 double doors to front aspect

1st floor

Roof good

OPEN FRONT HANGAR 121m²

Block built with earth flooring

DETACHED STONE BUILDING

A room 20m² (concrete flooring)

Adjoining open front barn 27m² with hay loft

Detached bread oven building (to front aspect)

GARDEN to rear aspect

DISTANCES TO:

Excideuil 6km

Thiviers 11km

Lanouaille 12km

Leisure lake with beach 9km and 18km

AIRPORTS:

Limoges 70km

Brive 80km

Bergerac 89km

Bordeaux 181km

Information about risks to which this property is exposed is available on the G  orisques website :

NOTES