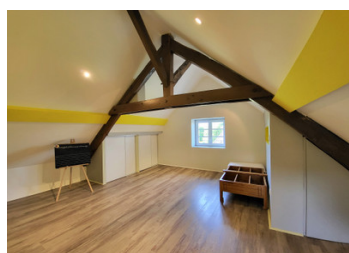
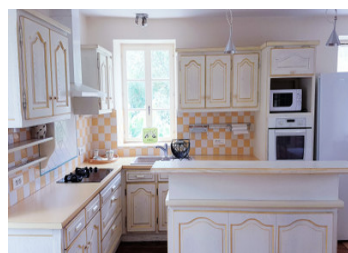


Character 5 bed 2 bath farmhouse in excellent condition, with outbuildings and a second house to renovate



INFORMATION

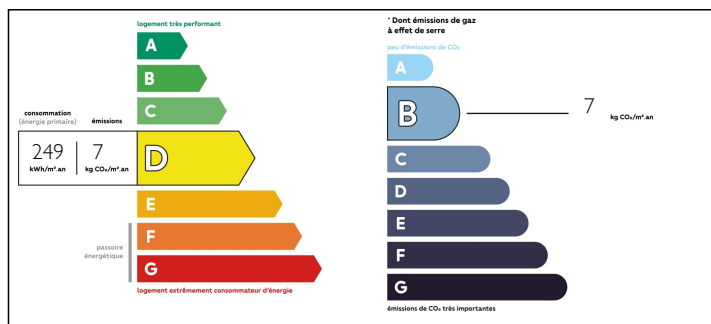
Town:	Payzac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	1430 m2



IN BRIEF

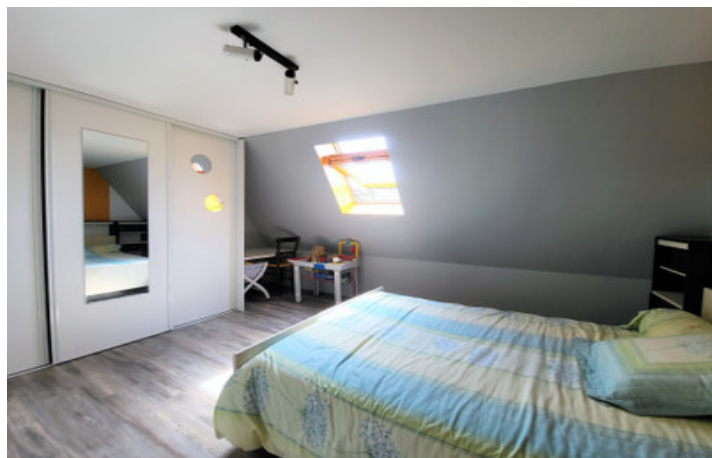
A nice group of buildings composed of a house and outbuildings situated around a very private central garden. The house has been extensively renovated, whilst retaining many attractive original features, and includes a recent fosse which meets current regulations, and a modern central heating system. The roofs are in good condition. The bread oven and working well provide extra useful features. A small house attached to the barn, once renovated, would make a super gîte or additional accommodation for friends and family. Situated in a very quiet hamlet with no through traffic. There is a possibility of additional 2000m² of land.

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: 761 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Main entrance into large farmhouse style kitchen (30m²). Good range of solid oak kitchen units, some of them mobile, a working marble fireplace, wooden floors (recently replaced). Cupboard housing water tank.

Lounge (27m²) open fireplace, tiled floor, exposed beams, stairs to first floor, original stone sink and bull's eye window.

Bedroom (13m²), laminate floor.

Bathroom (7m²), 2 washbasins, bath, plumbing for washing machine, tiled walls and floor.

Separate WC (2m²)

FIRST FLOOR

Hallway with built-in cupboards under the eaves (9m²)

Bathroom (11m²), 2 washbasins, WC, bath, shower, storage under the eaves.

Bedroom (11m²), velux window, laminate floor, built-in wardrobes.

Bedroom (11m²), laminate floor.

Bedroom (14m²), walk-in cupboard, original oak floor,

SECOND FLOOR

Bedroom (15m² under eaves but 25m² floor area) formerly the loft. Exposed beams, laminate floor, built-in cupboard. A really attractive space, ideal as a studio or work-room.

Cellar