

Old farmhouse with barn, building plot and pond



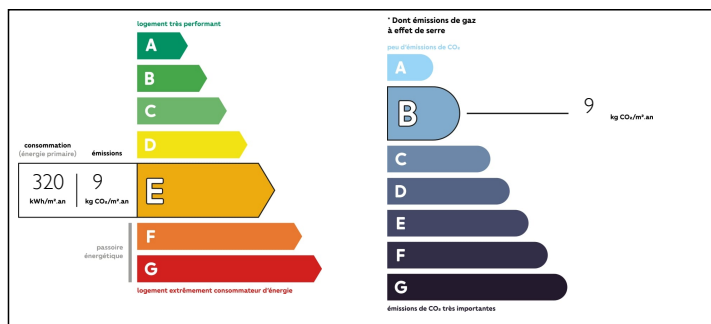
INFORMATION

Town:	Lanquais
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	217 m2
Plot Size:	23280 m2

IN BRIEF

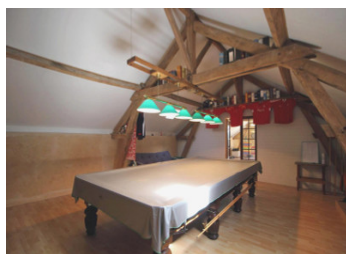
Old restored farmhouse located in a quiet environment with a large fish lake (1450m2). The property has two outbuildings with enormous potential, currently a snooker room, sports room, workshop and storage. 2,3 Hectares of meadows can accommodate your horses or animals or a cultivation project. They are currently not cultivated. A part of these grounds can also accommodate constructions for a tourist project or other. The house is on 3 levels and consists of 3 bedrooms en suite. On the ground floor you will find an independent apartment with two additional bedrooms, a bathroom and a kitchen/living room. Two beautiful terraces allow you to enjoy the sun during the whole day and a third covered terrace is equipped with a bar and barbecue. An idyllic place for nature lovers; to visit without further delay !

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: 1790 EUR

NOTES

DESCRIPTION

Old restored farmhouse located in a quiet environment with a large fish lake (1450m2).

The house (210m2) consists of 3 levels.

On the ground floor there is an independent apartment (65m2) with two bedrooms and a bathroom, a kitchen/dining room, a living room, a laundry room and a separate toilet. Outside there is a beautiful covered terrace (43m2) with a barbecue, a lounge area and a bar.

On the second floor, there is a kitchen open to a living/dining room (54m2) and two bedrooms (20 and 23m2) en suite, one with a dressing room. Two beautiful private terraces (25 and 40m2) are accessible from this floor.

One of them communicates with the converted barn.

On the second floor, there is a large landing that serves as an office (22m2) and a lounge. This space leads to the third bedroom (23m2) with its private bathroom. A small attic (5m2) completes the converted attic.

For your comfort, the house is equipped with double glazed windows and a wood burning central heating system completed by electric radiators and a wood stove.

Two beautiful barns (110m2 and 66m2 on two floors) communicate with the house.

The larger one has its second floor converted into a superb snooker room with all comforts and a sports room for a total area of 110m2.

The ground floor is a workshop - storage space.

The smaller one is currently a storage area but could also be adapted or even transformed into an independent gîte.

For the exteriors, the garden is composed of...