

## Old stone farmhouse with annexes and large grounds



## INFORMATION

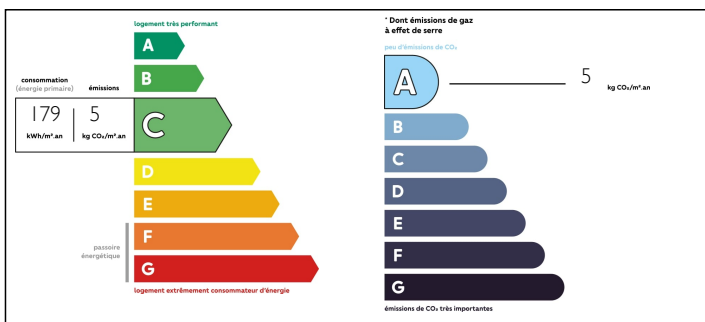
Town:	Alles-sur-Dordogne
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	35279 m2



## IN BRIEF

Old farmhouse with main house completely renovated with one bedroom on the ground floor, large kitchen, lounge/dining room, bathroom and large bedroom on the first floor with possibility of another bedroom/study on the mezzanine. New double glazing, roof revised and partly redone, pellet central heating and wood burner. A barn exists with the roof to be redone (estimated at 20,000 euros). It is equipped with water and electricity. A bread oven to renovate and another building (workshop) are also included in the sale. Land of +/- 3,5 hectares, quiet and fenced.

## 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

Old restored farmhouse situated in a quiet environment with a large plot of land and a wooded area.

The house (125 m<sup>2</sup>) consists of 2 levels.

On the ground floor there is a bedroom, a large kitchen, a living/dining room and a bathroom.

On the first floor there is a large bedroom with a corner toilet and dressing room. There is the possibility of another bedroom/office on the mezzanine.

For your comfort, the house is equipped with new double glazing, a revised and partially redone roof, pellet central heating and a wood burning stove.

There is also a barn with a roof to be redone (estimated at 20,000 euros). It is equipped with water and electricity.

A bread oven to renovate and another building (workshop) are also included in the sale.

The land is +/- 3,5 hectares and is fenced. It is equipped with small buildings, a large orchard and there are no busy roads nearby.

An electric gate gives access to the property.

A quiet place for nature lovers but close to amenities, to visit without further delay!

Le Buisson de Cadouin : 5 km

Bergerac and its airport : 38 km

Sarlat : 40 km

## NOTES

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