

Beautiful farmhouse, large gite, heated pool, horse area, orchards and paddocks.



INFORMATION

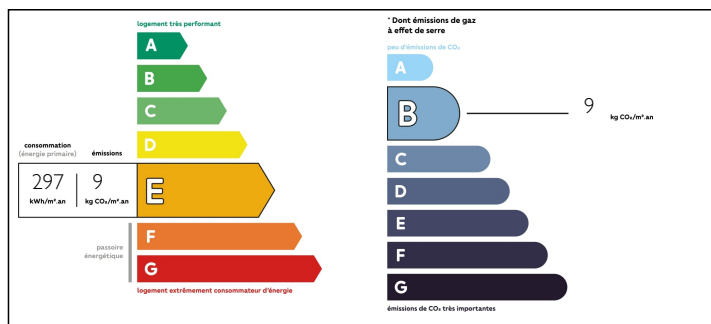
Town:	Saint-Geniès
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	220 m2
Plot Size:	40339 m2



IN BRIEF

House of c.100m2 Ground floor - kitchen, living room, bedroom, shower room First floor - two bedrooms, bureau and bathroom Gite: c. 110 m2 Ground floor - kitchen / dining room / living room, bathroom First floor - three bedrooms, bathroom 4HA terrain Medieval Sarlat (12km) Montignac Lascaux UNESCO World Heritage Site (15km) Brive airport (30km) Bergerac airport (1.5 hours) Toulouse and Bordeaux airports (2 hours)

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

Set amongst some of the prettiest villages and countryside surrounding Sarlat, a hidden treasure perfect for a family home with an income, equestrian / tourism activities, or simply nature lovers.

The three bedroom house is an old building with local lauze roofing that forms a courtyard at the heart of the property. There is one large barn that has been partially converted in to a three bedroom gite and other outbuildings that include an ancient stone bread oven and many possibilities for workshops, animal housing or a thousand other possibilities.

This is the perfect location for horse lovers - you have over 4 hectares in total and a large proportion of this is paddocks with existing field shelters. The fenced and maintained training arena is also already in place, more land is also available for sale should there be an interest from the new owners.

The three bedroom gite has been thoughtfully renovated to a high standard and planning to be able to accommodate changes in design easily. It can generate a good income immediately or can be reconfigured to allow a variety of different design choices. The modern fixtures and fittings in the old building is very appealing, it is also private with a garden and bbq area of its own.

The modern, heated pool is set in the beautiful grounds and has again been completed with quality and style at the forefront. There is a terrace and pool house ready for final...

LOCAL TAXES

Taxe foncière: 1680 EUR

NOTES