

Stone farmhouse set in a small, quiet hamlet close to St Séverin. Large barns and nearly 9 hectares of land.

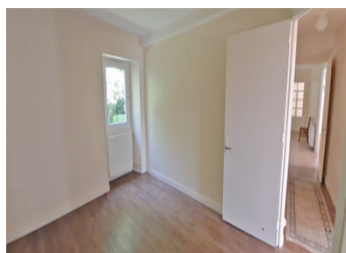
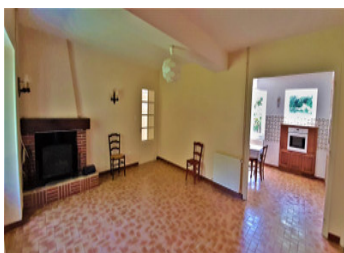
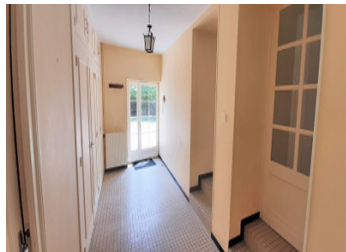


INFORMATION

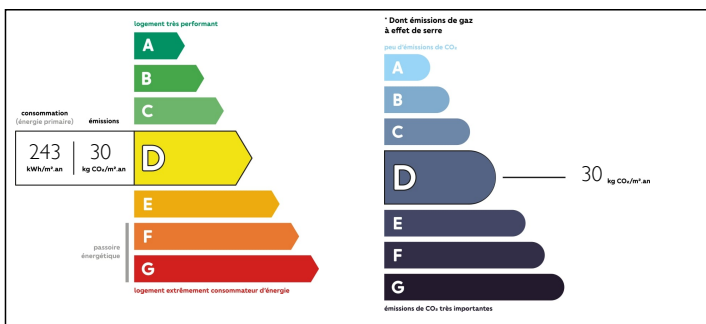
Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	87449 m2

IN BRIEF

Through the gates of the property one enters into a large gravelled courtyard with mature trees. The house has a large entrance hall with cupboards, and at the end of the entrance hall is the bathroom with toilet. To the left of the hall there is a door leading into the large kitchen area and next to the kitchen is the living room with a wood burning stove. There is a hallway from the living room leading to the 4 bedrooms. From the entrance hall is a door into the cellar and stairs going up to the attic space that could easily be made into more living accommodation if wanted. From the courtyard there are 2 large barns and old pig sty and a smaller barn. The partly fenced garden is to the back of the house as is a large field, perfect for keeping horses/donkeys etc. There is a...

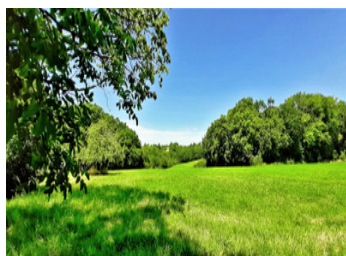
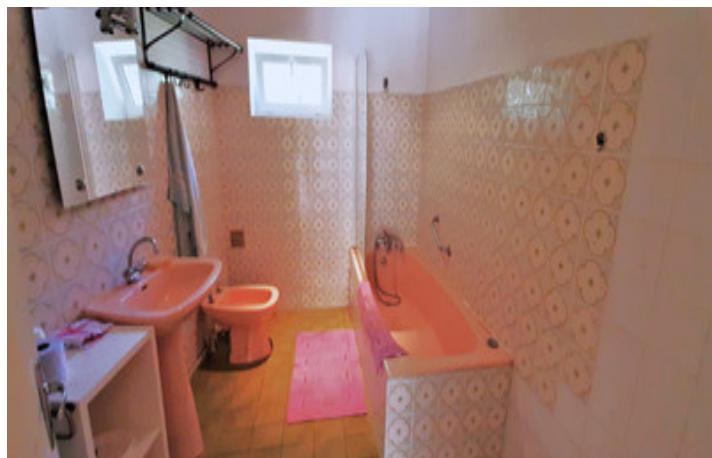


ENERGY - DPE



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

Entrance hall - 9.30 m²

Kitchen - 18.90 m²

Living room - 24.25 m²

Hallway - 3.80 m²

Bedroom 1 - 9.35 m²

Bedroom 2 - 11 m²

Bedroom 3 - 11 m²

Bedroom 4 - 9.50 m²

Bathroom - 6.55 m²

Cellar - 32.40 m²

Room above cellar - 33.20 m²

Attic - 94.70 m²

Barn 1 - 105.20 m²

Barn 2 - 79.65 m²

Barn 3 - 39.90 m²

Pig sty - 35.70 m²

Land 87 499 m²

Wells and smaller outbuildings

Septic tank non compliant.

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

NOTES