

## French courtyard 5 bedrooms farmhouse and six barns to be restored



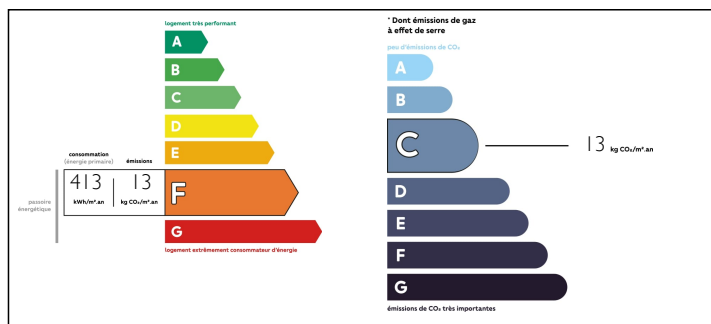
## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Peyzac-le-Moustier |
| Department: | Dordogne           |
| Bed:        | 5                  |
| Bath:       | 1                  |
| Floor:      | 210 m2             |
| Plot Size:  | 14000 m2           |

## IN BRIEF

Located in a calm environment just outside of the little village Peyzac- Le -Moustier. This untouched property would make an excellent family home, second home or touristic business. It's one of the few old courtyard farms that remain intact and ready to be loved again. A blank canvas opportunity for someone to take in to the next step in its journey. There is a main house, several stone barn and one partially covered barn with a mature tree in the centre of the three within a gated garden. There is water and electricity on site.

## ENERGY - DPE



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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

The house is c. 210 m<sup>2</sup> and offers many opportunities in terms of floorplan and design. The large stone barns, typical of the region, have endless possibilities for renovation. It's a simply a great example of the local architecture.

The property is set in the open countryside of the Perigord Noir.

Renovation considerations:

Water and electricity are on-site but will need updated installations.

There is currently no heating apart of the kitchen area.

Ground floor

Open plan tiled Kitchen/sitting/dining room with large fireplace and wood burner, stone sink, exposed beams 30m<sup>2</sup>

Big diningroom with fireplace 25m<sup>2</sup>

Utility/storeroom 10 m<sup>2</sup> and a wine cave 20m<sup>2</sup>

1st floor:

5 large bedrooms all with windows and nice views;

1st. - 37m<sup>2</sup>

2nd. - 12m<sup>2</sup>

3rd. - 15m<sup>2</sup>

4th. - 15m<sup>2</sup>

5th. - 13m<sup>2</sup>

Overflow of 16 m<sup>2</sup> and a large Corridor of 15m<sup>2</sup> with wc 3 m<sup>2</sup>

, Bathroom , washbasin

Outbuilding consisting of:-

6 barns, a Tobacco grange and a workshop

1st. - 24m<sup>2</sup>

2nd. - 18m<sup>2</sup>

3rd. - 84m<sup>2</sup>

4th. - 126m<sup>2</sup>

5th. - 60m<sup>2</sup>

6th. - 72m<sup>2</sup>

workshop - 16m<sup>2</sup>

Tobacco grange 10 x 40 meters ( 400m<sup>2</sup>)

## NOTES