

#### Rare project - Ideal for gîtes/yoga retreat/horses, 10 acres, countryside views. Private position-Dordogne









Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	4
Bath:	I
Floor:	0 m2
Plot Size:	41680 m2

## IN BRIEF

Ensemble of south facing stone buildings gathered around a courtyard area with 10 acres of gentle sloping pasture land and long reaching countryside views to the front aspect. No near neighbours, completely private. Nearest shop is just 4km. A super project, after full renovation, it would make the perfect peaceful retreat and a horse lovers paradise.

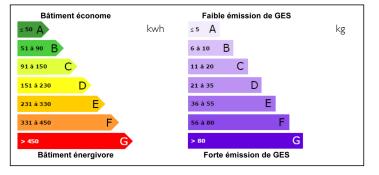








### ENERGY - DPE



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UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







# NOTES

### DESCRIPTION

For renovation => This property is set within a peaceful countryside location and is accessed by a single track road. This ensemble of south facing stone buildings are placed around a courtyard area with 10 acres of gentle sloping pasture and long reaching countryside views to the front aspect. It would make a beautiful main residence and equally a lovely spot to create a gîte complex.

without fees

The main house requires a roof repair, there is a hole by the chimney stack which, throughout the years, has had an ingress of water and this has made the flooring on the first floor very unstable.

The adjoining barn seems to be in a dry state, the flooring does not appear to be wet. There are double large doors to the front aspect, a small door to the rear and a first floor mezzanine. It is possible to create further habitable space in the main house by opening up the dividing wall.

The detached stone barn, with double doors giving onto the courtyard, appears in a good state. There is an adjoining small building which has two rooms and would be suitable as a gîte.

A large detached hangar sits to the end of the other buildings.

To the front aspect of the main house is an old pigsty building, the roof has collapsed and requires some rebuilding of walls. There is also a well on-site.

The 10 acres of land is to the front aspect,...