LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A15858 Price: 149 999 EUR

agency fees to be paid by the seller

Pretty 4 bedroom stone farmhouse on the edge of a hillside hamlet with 3 barns, Périgord noir















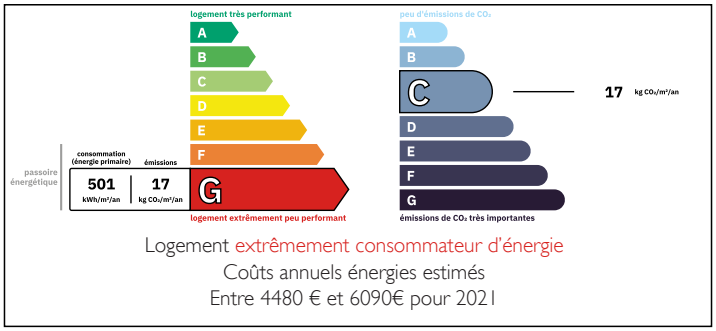
INFORMATION

Town:	Ajat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3108 m2

IN BRIEF

This pretty farmhouse has been simply but comfortably, restored with authentic stone features and original beams throughout. Exteriorly, the property has little changed since the cadastre Napoléon of 1841, but the property is older. It has 3 barns, and a separate plot of land with fruit treese. These stone outbuildings are not in good condition. A lovely hamlet house that does need work.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4480 € et 6090€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES

DESCRIPTION

Ground floor
Open plan kitchen/dining room (partly open to the roof beams) doors both sides to exterior 41,2 m²
Washroom with tiled shower, washbasin and w/c 3 m²
Hall passageway 4 m²
Sitting room with large carved stone fireplace, exposed beams and exterior doors both sides 31 m²

First floor
Mezzanine landing exposed roof structure, two large dormer windows 12 m²
Bedroom 1 with window facing courtyard and exposed roof structure 16 m²
Bathroom with tiled shower, washbasin and w/c 4,5 m²
Bedroom 2 with dormer window facing forest views, exposed roof structure 10 m²

First floor (2nd staircase)
Landing with window 4 m²
Bedroom 3 with two windows facing the courtyard exposed beams 11,5 m²
Bathroom with tiled bath/shower washbasin and w/c 4,5 m²
Bedroom 4 with large window and exposed beams 10 m²

Small cellar under the wing with exterior entrance 8 m²

Exterior
Paved courtyard facing southwest.
Stone BBQ
Garden opposite side facing northeast bordered by outbuildings and hedge
Parking area beyond the garden
Three barns in a bad state of repair.

Amenities
Aéroport de Brive, 45 minutes
Gare SNCF Thenon, 6 minutes
Local shops and supermarket, 6 minutes

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