

A 4 bedroom farmhouse, two barns and a cottage on the edge of a hamlet and close to a large lake

EXCLUSIVE



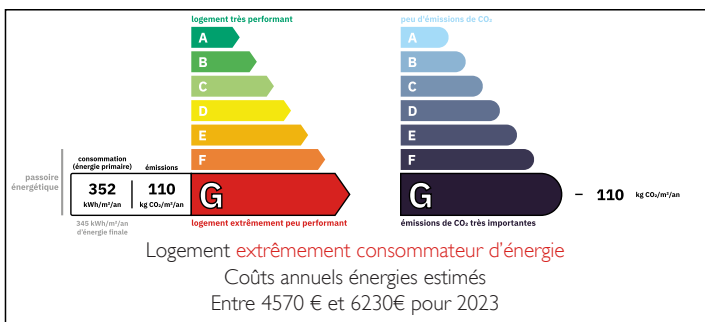
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Angoisse |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 102 m2   |
| Plot Size:  | 2020 m2  |

## IN BRIEF

A group of ancient stone buildings including an 18th century 3 bedroom single storey farmhouse that has been restored interiorly with a large open plan kitchen with a later wing. There are also two barns and a stone cottage that needs complete interior refurbishment and therefore a future project for the next owner. There is a swimming and windsurfing lake 7 minutes away.

## 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

Ground floor

Large Kitchen/Livingroom 43 m<sup>2</sup>

Corridor 6 m<sup>2</sup>

1st bedroom 17,5 m<sup>2</sup>

2nd bedroom 11,5 m<sup>2</sup>

Bathroom with bath and washbasin 4 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

3rd bedroom 11,5 m<sup>2</sup>

4th bedroom 7 m<sup>2</sup>

Utility room 24 m<sup>2</sup>

Covered terrace and barbeque fireplace 30 m<sup>2</sup>

Basement

Cellar

Outbuildings

Cottage with fireplace and slate roof 30 m<sup>2</sup>

Barn 50 m<sup>2</sup>

Small barn 30 m<sup>2</sup>

## NOTES

Amenities

Local shops and supermarket 9 minutes by car

Fishing/windsurfing/swimming lake 7 minutes

SNCF train station (Pompadour) 24 minutes

Nearest airport (Limoges) 1 hour

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