

Traditional stone farmhouse together with barn, outbuildings, two good-sized gardens, fruit trees and field

EXCLUSIVE



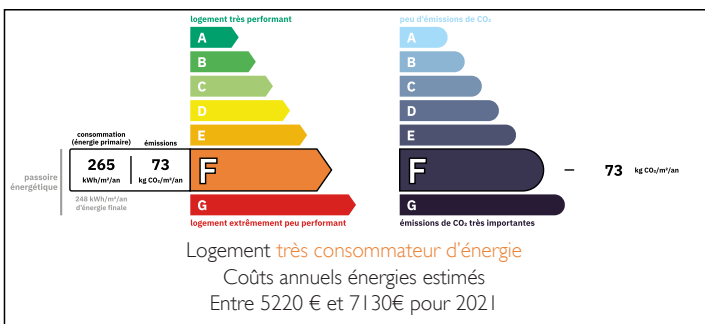
INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	156 m2
Plot Size:	11752 m2

IN BRIEF

This property could be interesting for market gardeners or someone wanting to start a small farm business. Traditional 5-bedroomed stone farm house and farm buildings in quiet village in the Green Périgord. Only 7 kilometres from Mareuil-en-Périgord, lively market town. Rolling countryside with ramblers paths.

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

House: On the ground floor: Dining room (24.47m²); kitchen (19.65m²); shower (1.78m²). First Floor: 2 bedrooms (19.18m²; 10.52m²); office (11.55m²); bathroom and toilet (3.17m²). Second floor: 3 bedrooms (20.42m²; 16.35m²; 11.68m²). Attic (56m²).

Oil-fired central heating. Adjoining the house is a large barn with toilet and it houses the central heating boiler and two stables (159 m²). On the other side of the road, there is a collection of farm buildings (896m²) including hangars, 3 garages and wood sheds around a central courtyard. There are two good-sized gardens (560 m²; 518m²), an orchard and a field (8836m²).

Behind the farm, a small stream flows down to provide a watering place for animals.

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

LOCAL TAXES

Taxe foncière: 1036 EUR

NOTES