LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44945LAL24 Price: 275 000 EUR

agency fees to be paid by the seller

Charming 6-bedroomed stone farmhouse, gîte and stables in the Green Périgord

EXCLUSIVE

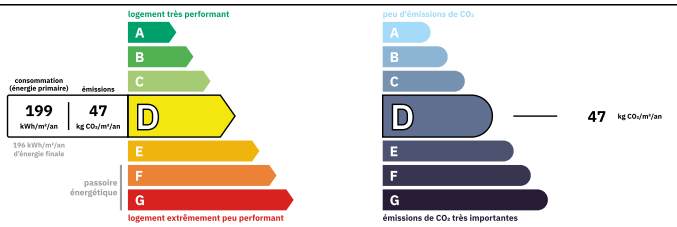
INFORMATION

Town:	Allemans
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	276 m2
Plot Size:	0 m2

IN BRIEF

Lovely old farm property, nestled in the beautiful French countryside, with over an acre of farmland and stables with eight stalls. This is a country property in the Green Périgord with a gîte, only 20 minutes by car from the bustling market town of Ribérac, with its popular Friday market. Peace and quiet guranteed.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6180 € et 8410€ 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.

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LOCAL TAXES

Taxe foncière:	**657 EUR**

NOTES

DESCRIPTION

The house. On the ground floor: lounge with woodstove 25m2 and open equipped kitchen (19.37m2), downstairs bedroom 18.35m2, ensuite shower room and toilet. At the end of a corridor, there's a dining room with wooden floor and outside door 22m2. At one end, open equipped kitchen with gas cooker 25.5m2. Upstairs: Large bedroom (31m2) with wooden floor and Juliette balcony looking out to the garden. Bath and shower room with toilet. Two smaller back bedrooms.
Gîte. On the ground floor: Lounge (15m2) with wooden floor, separate fitted kitchen with grey tiled floor (21.73m2), two bedrooms (13m2; 12m2), shower room with Italian walk-in shower.. Upstairs: Bedroom (14 m2) , shower room, W.C. and office (9.38m2) Loi Alur. Outbuildings: Barn 300m2 with two mezzanines, stables with 8 stalls, double garage, covered barbecue area.
Only 10 minutes by car from the popular market town of Ribérac with all commodities, schools etc
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr