

A 1960's farmhouse and a large stone barn on 14428 m of land, enough for a couple of ponies



INFORMATION

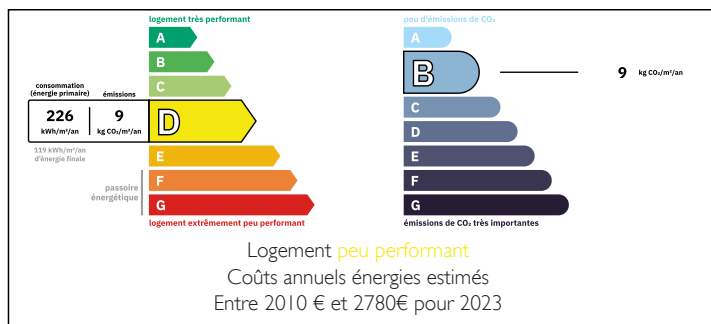
Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	96 m2
Plot Size:	14428 m2

IN BRIEF

An unpretentious farmhouse that once replaced an older dwelling, and sufficient land for a couple of ponies or a horse on a hillside with a view across a country lane to fields and woods beyond. The property also includes a sizable stone barn and a small outbuilding. There is also a vast 1st floor space that can be developed, if wished.



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

Ground floor :-

Large kitchen 24 m²

1st Bedroom 12 m²

2nd bedroom 10 m²

Washroom with shower and washbasin 6,5 m²

W/c 1,5 m²

3rd bedroom 14 m²

1st floor :-

Large area with two gable windows (including a partitioned room with a window) 81 m²

Outside :-

Large barn and smaller stone outbuilding

Land/garden 14428 m²

Amenities (time by car) :-

Shops and supermarket 4 minutes

SNCF train station 20 minutes

Airport (Limoges or Brive) 1 hr 10 minutes

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

NOTES