LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46573JVM87 Price: 159 140 EUR

agency fees included: 9 % TTC to be paid by the buyer (146 000 EUR without fees)

Diversified organic market garden farm — complete, turnkey property, direct-to-consumer sales

EXCLUSIVE















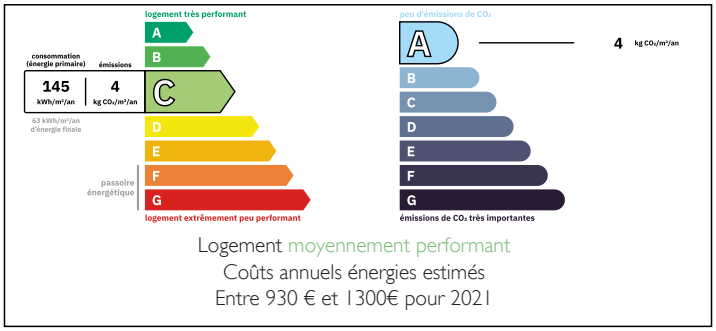
INFORMATION

Town:	Châteauneuf-la-Forêt
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	21505 m2

IN BRIEF

For sale: a human-scale market gardening operation, developed with care and respect for the living world, on 2.15 hectares of fully fenced agricultural land. The sandy-loam soil is certified Organic Farming (AB) by Ecocert.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 930 € et 1300€ 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:	**678 EUR**

NOTES

DESCRIPTION

For sale: a human-scale market gardening operation, developed with care and respect for the living world, on 2.15 hectares of fully fenced agricultural land. The sandy-loam soil is certified Organic Farming (AB) by Ecocert.

The farm includes a 103 m² house, offering on the ground floor a living room, a dining room, a lounge, a bathroom, and a separate toilet. Upstairs, a large landing serves two bedrooms. Heating is provided economically by an air/water heat pump, which also produces the hot water. All windows are PVC double-glazed, and the roof is well insulated. A barn is attached to the house, along with a few small outbuildings.

Production is spread across 3,000 m² of open field and 1,000 m² under cover, in four greenhouses measuring 9.3 x 26.5 m, plus a dedicated nursery greenhouse (8 x 11.5 m). This nursery is a real asset: the operation grows 100% of its own plants, from reproducible seed, across a highly diversified range of nearly 70 species — a valuable independence that ensures both quality, resilience, and self-sufficiency in production.

The soil is nurtured year after year: 30 tonnes of 100% plant-based compost and 500 kg of volcanic rock dust are applied annually, as part of a rigorous rotation across twelve plots (minimum rotation of one in six), combined with permanent beds and simplified cultivation techniques. This agronomic approach builds lasting fertility and a living soil structure.

Irrigation is handled by an efficient drip system (three lines per bed), complemented in the...