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Ref: A46601DFA24 Price: 429 000 EUR

agency fees to be paid by the seller

Périgord – Farmhouse comprising a main house and two holiday cottages in a peaceful setting with views of the







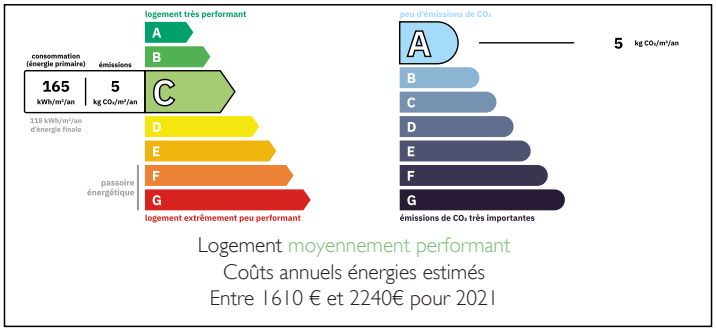








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1610 € et 2240€ pour 2021

INFORMATION

Town:	Montrem
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	224 m2
Plot Size:	6582 m2

IN BRIEF

Dordogne – Périgord Blanc – Charming property – Farmhouse comprising a main house and two holiday cottages in a peaceful setting with views over the countryside

Set around a superb inner courtyard, this property combines old-world charm with modern comfort.

Key features of this property:
- Compliant micro-sewage treatment system
- Double-glazed window frames
- Solar panels providing near-self-sufficiency in energy consumption
- Magnificent inner courtyard with a fire pit
- 6,500 m² of unfenced, wooded land with a pond
- Views over the countryside
- Each accommodation unit has its own separate entrance
- Ideal for running a holiday let or bed and breakfast business
- Ample parking spaces
- Renovated using high-quality materials
- Quiet and [illegible]

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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NOTES

DESCRIPTION

Dordogne – Périgord Blanc – Charming property – Farmhouse comprising a main house and two holiday cottages in a peaceful setting with views over the countryside.

In the heart of the Périgord Blanc, in a peaceful and leafy setting, discover this magnificent property full of character, tastefully and fully renovated, ideal as a main residence combined with a holiday let business or as a family project.
Organised around a superb inner courtyard, this property combines old-world charm with modern comfort and benefits from an existing holiday let business.

The property comprises:
- 1 main house with: 1 entrance hall, 1 utility room, 1 WC, 1 fitted kitchen opening onto a living/dining room, 1 bathroom with WC and 2 bedrooms.
- 1 three-bedroom holiday let comprising: 1 fitted kitchen opening onto a living/dining room, 1 entrance hall, 1 shower room with a toilet and 2 bedrooms
- 1 studio holiday let comprising 1 kitchen opening onto a living area, 1 shower room with a toilet.
- 1 garage with a workshop area
- 1 massage/treatment room

The property's key features:
- Micro-septic tank compliant with 2021 standards
- Double-glazed window frames
- Existing holiday let business with excellent potential for growth.
- Solar panels providing near-self-sufficiency in energy consumption
- Magnificent courtyard with a fire pit
- 6,500 m² of unfenced, wooded land with a pond
- Views over the countryside
- Each accommodation unit has its own separate entrance
- Ideal for a holiday let or bed and breakfast business
- Separate room suitable for an office,
- Fibre broadband