LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46841NIE24 Price: 503 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (475 000 EUR without fees)

19th Century Stone Farmhouse of Immense Character with Attached Pigeonnier Superbly Restored & Set in 2.5 ac















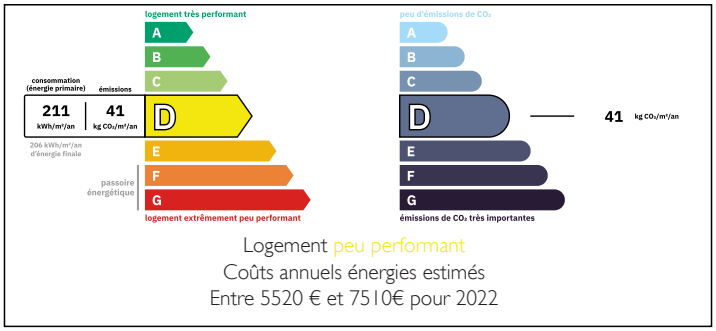
INFORMATION

Town:	Siorac-de-Ribérac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	9940 m2

IN BRIEF

Originally the property was a working farm & vineyard forming part of the Le Claud estate. Many original features have been retained after the property has been extensively renovated & modernised. Set in an area of outstanding natural beauty & tranquility in the heart of the Dordogne, the property is beautifully positioned to explore all that the region has to offer.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5520 € et 7510€ pour 2022

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

Approached down a quiet leafy lane through double gates into a gravelled parking area for several vehicles ,the house & pigeonnier adjoin one another & provide wonderfully spacious living accommodation.The double height, triple aspect galleried lounge and dining room, approximately 11m x 7m has exposed oak beams, tiled floor with inlaid mosaic sundial, underfloor heating & an open fireplace. A hand built open tread oak staircase leads from the lounge to a mezzanine area suitable as an office or play area. There are 3 double bedrooms on this level with an en-suite shower room with walk in Italian style shower, wc & basin in a tiled unit , also a separate wc with vanity basin.

A stained glass door , accessed by four tiled steps leads from the lounge to a shower room with walk in Italian style shower, wc & vanity unit. The tiled hallway providing additional reception space leads through to the kitchen fitted with a Marlborough Masterclass Shaker design kitchen with breakfast bar, granite worktops, double oak pantry unit, integrated dishwasher, 1.5 ceramic sink, Smeg 90cm induction cooker with extractor hood, fridge / freezer.

From the kitchen there is access to a large utility area with a gas boiler & space for a washing machine & tumble dryer, also storage areas with an outside door to the back of the house.

Original, restored stained glass doors, open from the kitchen onto a covered terrace for dining al-fresco, overlooking a rockery with a built...