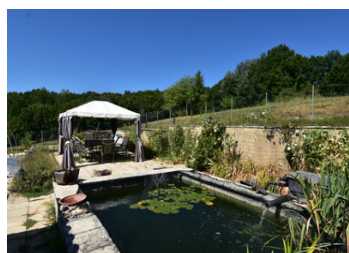


Spacious detached farmhouse with farmland, s/pool and outbuildings proximity to Sarlat

EXCLUSIVE



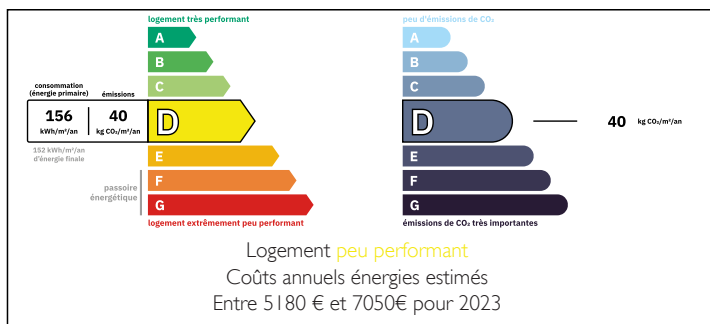
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Saint-André-d'Allas |
| Department: | Dordogne            |
| Bed:        | 5                   |
| Bath:       | 4                   |
| Floor:      | 248 m2              |
| Plot Size:  | 48501 m2            |

## IN BRIEF

A complex of buildings comprising a main house with 5 bedrooms, 4 shower rooms and 5 toilets, 2 living rooms, 2 kitchens (one of which opens onto the dining room), a large terrace with a covered and heated swimming pool (solar panels), 2 garages, a utility room, a storeroom, and a large plot of land with 2 separate entrances and electric gates. Large grounds offering peace and tranquillity, situated near Sarlat (10 ms)

## 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

Entrance leading to 23m<sup>2</sup> living room with wood-burning fire

Bedroom 1 – 11m<sup>2</sup>

Bedroom 2 – 13m<sup>2</sup>

Shower room

Toilet

Corridor

Study 9m<sup>2</sup>

Shower room with toilet

Fitted and equipped kitchen / dining room 34m<sup>2</sup>

Veranda 14m<sup>2</sup>

Toilet

Terrace with 11m x 5m swimming pool, heated (solar panels) with motorised cover

Fish pond

Access to the garden

Second part of the property on another level comprising

Wine cellar

Pantry

Bathroom

Toilet

Bedroom 3 – 12m<sup>2</sup>

Bedroom 4 – 21m<sup>2</sup>

Bedroom 5 – 12m<sup>2</sup> with en-suite shower room and WC

Corridor

Living/dining room 29m<sup>2</sup> with wood-burning stove

Fitted kitchen

Outside

2 Electric gates

Garage 1: 128 m<sup>2</sup>

Garage 2: 17 m<sup>2</sup>

Garage 3: 45 m<sup>2</sup>

Shed for animals and tools

Laundry room/store room

Adjoining farmland all around, total area 48,501 m<sup>2</sup> used as pasture no intensive farming

10ms from Sarlat but tax rates St Andre d'Allas

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website :