LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48800GEG24 Price: 285 000 EUR

agency fees to be paid by the seller

Charming country property with multiple Barns, independant apartment, private courtyard, parc and lake







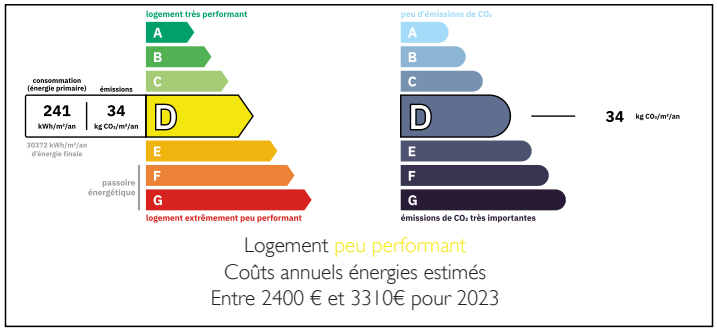








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2400 € et 3310€ pour 2023

INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	23288 m2

IN BRIEF

Full of character and potential, this charming French country property offers a comfortable three-bedroom home together with an impressive range of outbuildings, several big barnes as well as an apartment.
The main house comprises an entrance hall, fitted kitchen, three bedrooms, (one with doors opening up to the veranda), bathroom, separate WC and a welcoming living room with cosy woodburner. An attic above offers additional storage space.

The property also benefits from two substantial barns, one incorporating a facility-room, a workshop, a cellar, an additional shower room with WC.
A separate spacious apartment can be used as guest accommodation or income generating rental. Around the courtyard are another two large barns provide even more possibilities.
The house is set in a spacious, green parkland setting with a well and a large picturesque pond.

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: **1438 EUR**

NOTES

DESCRIPTION

Charming country property with multiple Barns, Studio Potential, private courtyard, extensive parc and lake.

Full of character and offering an abundance of space and possibilities, this delightful French country property combines a comfortable three-bedroom family home with several substantial barns, a separate apartment and attractive parkland grounds. Whether you are looking for a spacious family home, a property with potential for rental income or simply a place to enjoy the relaxed French countryside lifestyle, this property has plenty to offer.

The main house:

The main house offers comfortable accommodation, comprising an entrance hall, a fitted kitchen, three bedrooms (one with direct access to the veranda), a bathroom and a separate WC.

The welcoming living room features a cosy wood-burning stove. The veranda provides additional space to relax indoors/outdoors as glass sliding doors open up to the terrace outside. An attic above the house offers useful additional storage space.

The outbuildings and Independent accommodation:

One of the property's greatest assets is its impressive collection of outbuildings, offering considerable versatility and potential.

There are two substantial barns, one incorporating a utility/boiler room. The property also benefits from a workshop, a cellar and an additional shower room with WC.

A particularly attractive feature is the separate, spacious apartment, which offers excellent potential for accommodating family and friends or generating additional rental income, subject to the necessary requirements.

Around the courtyard, two further large barns provide even more covered space and opportunities for storage, hobbies, covered parking, summer-kitchen, workshop activities or future projects.