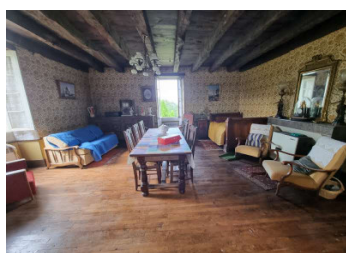
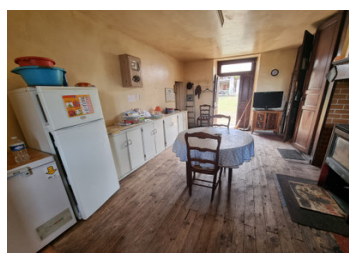


Old farmhouse and its stone outbuildings to restore on 7 ha. A proximité de Périgueux.



INFORMATION

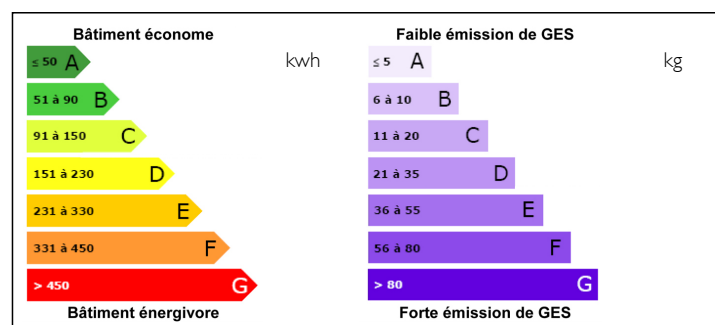
Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	70000 m2



IN BRIEF

Farm consisting of a house, two barns with a hangar of more than 350 m2 and a land forming a single piece of about 70000m2. Ideally located in a town offering many services, close to the city this farmhouse will allow to build many projects of life. The stone house has a surface area of 105 m2, with a large kitchen, dining room with fireplace and floor, 2 bedrooms, shower room, toilet, attic, cellar, living room, kitchen, laundry room and 2 bathrooms. A well is also present on the property. The 'closed' courtyard of this set can allow you an important number of arrangements and / or possibilities of exploitations

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

Farmhouse, two barns with a hangar of more than 350 m2 and land of approximately 70000m2 in one block.

Ideally located and in a commune proposing many services, not far from Perigueux, this old farm could be suitable for many different projects. The stone house has a surface area of 105 m2. with a large kitchen, dining room with fireplace, 2 bedrooms, shower room, toilet, attic, cellar, living room, kitchen and laundry room and 2 bathrooms. A well is also present on the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 990 EUR

NOTES