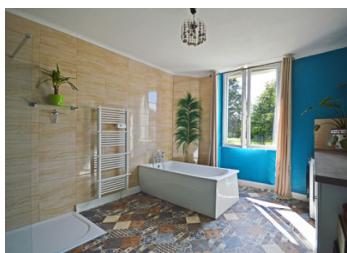
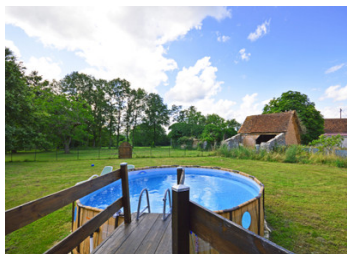


A 3 bedroom, renovated farmhouse and barn. Plus a cottage, two barns and a large stone ruin to restore



INFORMATION

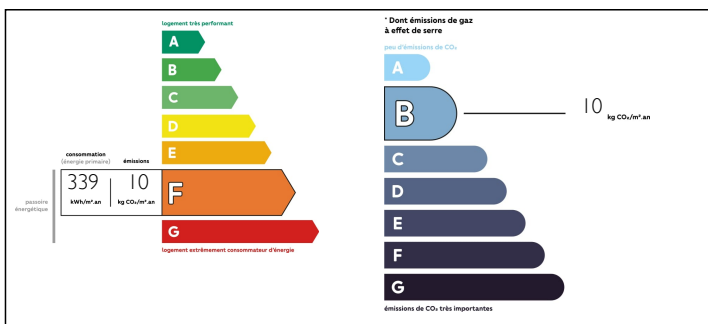
Town:	Savignac-Lédrier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	10054 m2



IN BRIEF

An entire farm without the land but with a large garden (that is currently divided by fencing) at the edge of a small hamlet. The house has been restored and the adjacent barn is in good condition. On the other side there is a courtyard skirted with outbuildings that terminates in a cottage with its own barn that needs restoration, behind which is a 2nd barn, a covered well and a huge stone ruin covered in ivy. The interior of the house has been very neatly restored with up-to-date modern facilities, a luminous kitchen, sitting room that opens up onto a raised wooden terrace connected to an above ground pool which is cleverly positioned. There is a ground floor bedroom and large bathroom and a large home cinema, 2 bedrooms and a washroom on the 1st floor. The house has solar power and would be an economic comfortable home with...

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

Main house

Ground floor (old parquet floor throughout)
Sizable kitchen, enormous fireplace with a wood burner, neat fitments 15,5 m²

Sitting room with direct access on to a high wooden terrace 12 m²

1st bedroom with small fireplace and window 14 m²
Large bathroom with walk in shower, w/c, bath, plus utility water connections 14,5 m²

1st floor (old parquet floor throughout)
Huge sitting room/home cinema space in an open landing area 36 m²

2nd bedroom with window overlooking fields 11 m²
Washroom with washbasin and w/c 2,5 m²
3rd Bedroom with window and view 12,5 m²

Basement
Large cellar 70 m²

Outside
Barn 92 m² with a 1st floor of 92 m²

Stone cottage at least 18th century (to restore)
Ground floor Kitchen with large fireplace and stone sink 20.2 m²
Room 1 with a window 23.7 m²
Room 2 with a window facing the courtyard 23.6 m²
First floor Room 1 9 m² Room 2 12.15 m²
Below ground Cellar (low headroom) cut into the bedrock.

Outside Open barn (built on to the cottage) 37.5 m²

A wing of small stone barns and pigsties 13.52 m² and 3 x 8 m²

Brick barn 20 m² (to restore)

Large stone walled ruin with no roof 200 m²

NOTES