

3 bedroom stone-built farmhouse set in 1ha of land with pond and woodland - ****offer accepted****

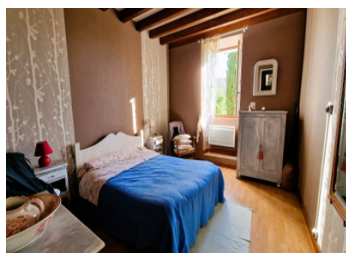
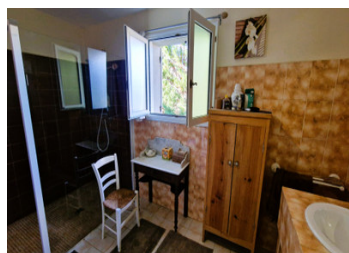


INFORMATION

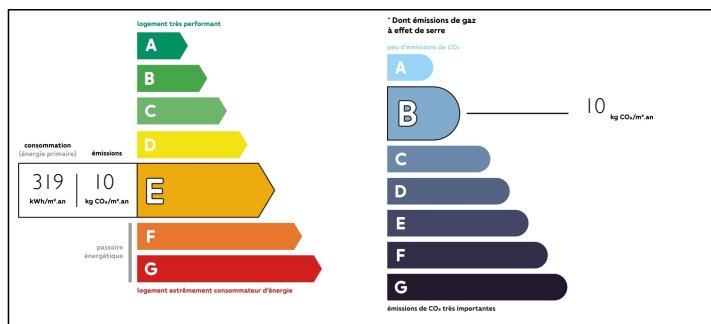
Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	10000 m2

IN BRIEF

Lovely 3 bedroom stone farmhouse offering 120m² of living space set in 1 hectare of land with a pond and woodland and magnificent views of the surrounding countryside with sunshine from first light to nightfall. Entirely on one level the property comprises a lounge/dining room with wood burner, fitted kitchen, conservatory, laundry room, hallway, 3 large bedrooms, shower room with Italian shower and separate WC. There is also an attached garage and several wooden shelters for wood and garden equipment. The roof was redone in 2011 and double glazing was also installed. The property is only 7km to the outskirts of Bergerac and 15 minutes from the centre with less than 30 minutes to Bergerac airport.

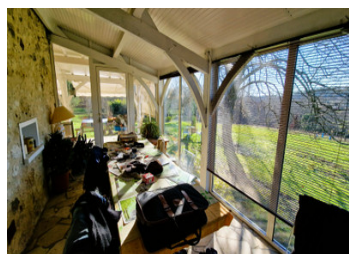


ENERGY - DPE



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

Living room: 30 m²
 Kitchen: 12.62 m²
 Laundry room: 5.23 m²
 Storage room: 14.69 m²
 3 Bedrooms: 17.6 m², 14.74 m², 13.18 m²
 Shower room: 9.76 m²
 Toilet: 18 m²
 Veranda: 20 m²

Heating: Electric radiators and wood burner
 Water heater
 Septic tank which is not up to current standards
 Fireplace with wood burner
 Double glazing
 House needs redecorating
 Single storey
 Aspect: South

LOCAL TAXES

Taxe foncière: 1029 EUR

NOTES

The new commune of Eyraud-Crempse-Maurens continues to attract visitors with its natural charm and rich architectural and historical heritage. It is also ideally situated for exploring the most beautiful sites in the Périgord.

The market is held every Friday late afternoon in Maurens.

Bergerac, a historic town just 12 km away where you'll have access to the airport, TGV station, schools, restaurants, bars, shops, supermarkets and open-air markets and much more.

Château de Monbazillac and its vineyards 20 km away (wine tasting).

The archaeological site of Montcaret 45 km away.

The village of Saint-Emilion 67 km away.

Bordeaux 1h15 away.

Sarlat...

Activities in Bergerac: canoeing, go-karting, laser play, bowling, cinema, Music Hall revue, tourist train...

Numerous walks in the forest or along the Dordogne.

Information about risks to which this property is