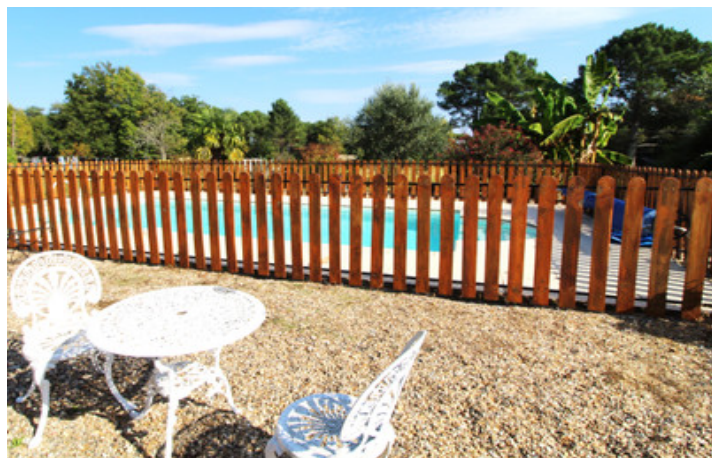


Beautiful farmhouse with swimming pool and fully enclosed grounds planted with trees.



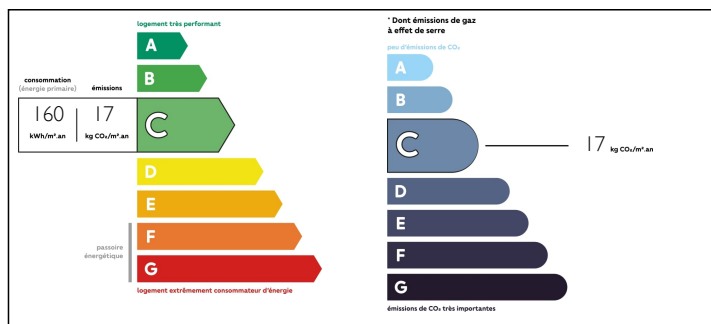
INFORMATION

Town:	Razac-sur-l'Isle
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	170 m ²
Plot Size:	20451 m ²

IN BRIEF

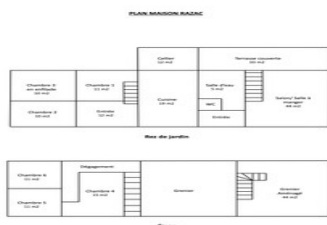
The property consists of: - 1 stone farmhouse dating from 1881 (170 m²) - 1 hangar of 90 sq.m. - 1 fully enclosed park with trees of +/- 4300 m². - 5 plots of land of +/- 16151 m² adjoining the park - 1 sawmill - 1 swimming pool - 1 pond - 1 aviary The 2-part house comprises: - On the ground floor of the 1st part: 1 covered terrace, 1 storeroom, 1 fully equipped kitchen, 1 shower room, 1 WC, 1 entrance, 1 living/dining room opening onto 2 attics, 1 of which is converted. - Garden level of 2nd part: 3 bedrooms and 1 entrance leading to 3 bedrooms upstairs. - 1 enclosed park of +/- 4300 m² with 1 swimming pool and 1 aviary - 90 m² hangar - 1 sawmill - 1 pond Set in grounds of approx. 20,451 m², including the +/- 4,300 m² park. Translated with DeepL.com (free version)

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

The 2-part house comprises:

- On the garden level of the 1st part: 1 covered terrace, 1 storeroom, 1 fully equipped kitchen, 1 shower room, 1 WC, 1 entrance, 1 living/dining room opening onto 2 attics, 1 of which is converted.
- Garden level of 2nd part: 3 bedrooms and 1 entrance leading to 3 bedrooms upstairs.
- 1 enclosed park of +/- 4300 m² with 1 swimming pool and 1 aviary
- 90 m² hangar
- 1 sawmill
- 1 pond

Set in grounds of approx. 20,451 m², including the +/- 4,300 m² park.

Assets of this property :

- Large 33 m² covered terrace
- Secure 8 x 4 m swimming pool
- Beautiful flat park of +/- 4300 m², fully enclosed and planted with trees
- 6 bedrooms, 3 on one level
- Heat pump, good "C" energy rating
- Septic tank up to standard
- 1 Pond
- 1 Source

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

NOTES