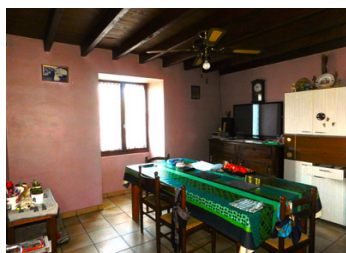


## Hamlet house with 18 acres of meadows and a lake



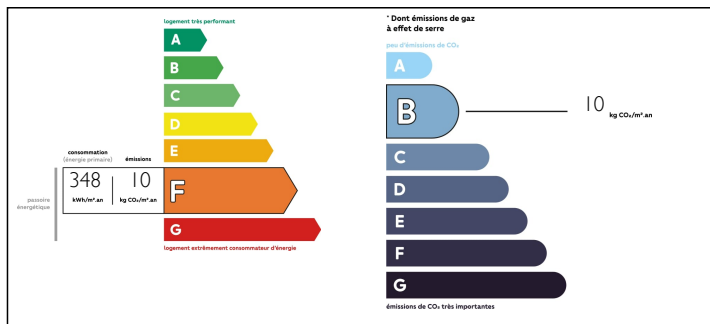
## INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	76 m2
Plot Size:	76086 m2

## IN BRIEF

Excellent opportunity for a smallholding, surrounded by beautiful lanes for walking or horse riding. Three-bedroom stone house and outbuildings.

## 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

This stone house comprises kitchen, living room, dining room and bathroom on the ground floor and three bedrooms (second bedroom leads on to the third bedroom) on the first floor.

The house is heated by a wood burner and has a mix of single and double glazing.

Attached to the house are a utility room and a barn in good condition. Subject to planning permission, the house could be extended to create more living area.

A small garden surrounds the building which also contains a wood shed, a small outbuilding and an old bread oven.

A short walk from the house leads to the 18 acres of prairie land. There are some existing stables housing the ponies of the current owners and a 100m2 agricultural hangar. The land is fenced and leads to a lake of around one acre where there is a mobile home situated. The land has several points of access.

Located less than one hour from Limoges airport in the heart of the Perigord National Park.

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

## NOTES