



## STONE HOUSE WITH A MODERN EXTENSION, 17 HECTARES OF WOODS AND FIELDS, SWIMMING POOL AND OUTHOUSES TO RENOVATE

STONE HOUSE WITH A  
MODERN EXTENSION, 17  
HECTARES OF WOODS  
AND FIELDS, SWIMMING  
POOL AND OUTHOUSES  
TO...



## PROPERTY FACT FILE

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A28525RAD24                                                                                                     |
| PRICE         | € 583,000<br>£ 0*<br>*agency fees included: 6 % TTC<br>to be paid by the buyer<br>(550 000 EUR hors honoraires) |
| BEDROOM       | 3                                                                                                               |
| BATHROOM      | 2                                                                                                               |
| ACCOMMODATION | 200 m <sup>2</sup>                                                                                              |
| LAND          | 170000 m <sup>2</sup>                                                                                           |
| TOWN          | La Bachellerie                                                                                                  |
| DEPARTMENT    |                                                                                                                 |
| LOCATION      | Isolated                                                                                                        |
| TYPE          | Maison de Vacances, Bed and<br>Breakfast, House                                                                 |
| CONDITION     | To be renovated, Good condition                                                                                 |
| FEATURES      | Swimming Pool, Other Drainage,<br>Garage                                                                        |

\*Price based on current exchange rate which is subject to change



- uninterrupted, countryside views
- No neighbours
- business potentiel
- Good transport links
- 4km from market towns

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An old stone perigordien house which has been extended to give large, light, open plan living of 195m<sup>2</sup>. Three bedrooms, large kitchen/dinner/sitting room (50m<sup>2</sup>), office (24m<sup>2</sup>), dressing area and a large, light space currently used as a studio (42m<sup>2</sup>) to display the owners art. The house has a cellar and aerothermal heating plus a log

## DESCRIPTIF

This property really is a nature lovers delight. If you enjoy walking, mountain biking or horse riding, this property is for you. It consists of 17 hectares of land which has not been touched by pesticides for many years. There is a combination of woods and pasture and the views are uninterrupted and of open countryside. The property feels very private and yet is not isolated as it has good transport links and is just 4km from two market towns with all amenities such as schools, banks etc. The original house is stone built but has been tastefully extended to give light, airy, open plan living. There are 3 bedrooms 13m<sup>2</sup>, 13m<sup>2</sup>, 18m<sup>2</sup>, one on the ground floor, a dressing area 7m<sup>2</sup>, a bathroom 6.5m<sup>2</sup>, shower room 3m<sup>2</sup>, and a separate wc 0.25m<sup>2</sup>. There is also an office 24m<sup>2</sup>, a large open plan sitting/dining/kitchen area of 50m<sup>2</sup> where you find the log burner and a glass roof with electric blinds. There is a cave or cellar. A large open plan airy space completes the living space with a second glass roof complete with electric blinds. This is currently used to display the owners' sculptures, 42m<sup>2</sup>. Outside is a large building currently used as an art studio of about 75m<sup>2</sup> a garage. There are also 3 houses to renovate/finish. Two of these are in wood and are located on the private drive as you approach the house and the third is in brick. The property has fibre wi-fi, electricity (linky), mains water as well as a borehole for natural water. There is a fosse septique or individual sewage t



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A28525RAD24>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

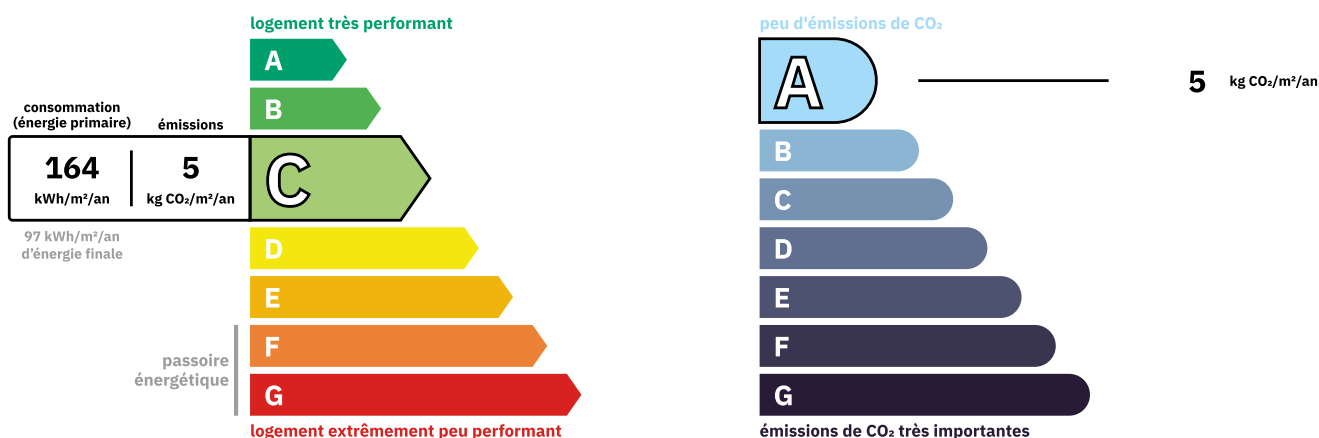
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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1610 € and 2240€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A28525RAD24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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