



BLACK PÉRIGORD - TYPICAL PÉRIGORD REAL
ESTATE COMPLEX IN A DOMINANT POSITION,
NO NUISANCE

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PROPERTY FACT FILE	
REFERENCE	A31640PHV24
PRICE	€ 649,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (618 571 EUR hors honoraires)
BEDROOM	4
BATHROOM	1
ACCOMMODATION	270 m ²
LAND	138266 m ²
TOWN	Lacropte
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Authentic
- No nuisance
- In good shape and well maintained
- Close to commodities
- Peaceful

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Périgord Noire : Authentic fortified farmhouse in a quiet setting on nearly 14ha. in between Périgueux and Sarlat. This estate, has been restored by the current owners with great taste and a concern for authenticity.

The property is designed as a square farmhouse - with entrance gate,

DESCRIPTION

Measurements in m2 approx

Main house :

Kitchen : 46

Living : 28

Office : 20

Veranda : 24

Buanderie : 18,5

Bathroom : 9

Bedroom 1 : 19

Bedroom 2 : 26

Bedroom 3 : 19

Bedroom 4 : 17

Bathroom : 15

Barns : 220

Swimmingpool : 10 x 4

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31640PHV24>

COMPLETE FILE AND PHOTO ON REQUEST

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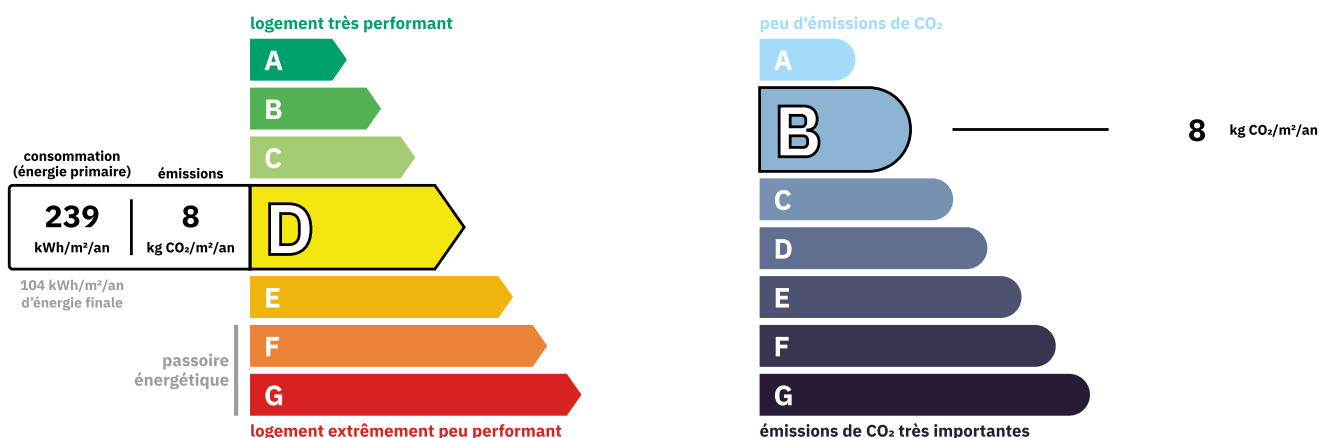


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Ref : A3I640PHV24

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4890 € and 6680€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A3I640PHV24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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