



AN EXCEPTIONAL 5-BED FARMHOUSE WITH
2-BED COTTAGE, BARN, 24.7 ACRES. PEACEFUL
LOCATION, 5 MINS FROM COMMERCE.

www.leggettprestige.com

AN EXCEPTIONAL 5-BED
FARMHOUSE WITH 2-BED
COTTAGE, BARN, 24.7
ACRES. PEACEFUL
LOCATION, 5 MINS FROM
...



PROPERTY FACT FILE	
REFERENCE	A38727LC24
PRICE	€ 667,800 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (630 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	320 m ²
LAND	100066 m ²
TOWN	Négrondes
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	





AN EXCEPTIONAL 5-BED
FARMHOUSE WITH 2-BED
COTTAGE, BARN, 24.7
ACRES. PEACEFUL
LOCATION, 5 MINS FROM
...
Ref : A38727LC24

Dating from 1880, this beautifully restored south-facing property includes a 5-bedroom detached farmhouse and a separate 2-bedroom detached cottage, both in exceptional condition. The character has been carefully preserved while offering modern comforts throughout. A stunning, spacious barn adds further potential—ideal for events,

DESCRIPTION

Lovely fully renovated 5-bedroom home in excellent condition, with a detached 2-bedroom cottage and a spacious 2000m² barn. Set in a peaceful and private hamlet, the property offers modern comfort and character throughout; exposed stone walls and old school radiators. Recent updates include new electrics (2022), double glazing throughout, oil-fired central heating, wood burners, and fibre internet connection. No Linky meter. Water recuperation tanks in place, and all roofs are in great condition. The grounds include a charming courtyard, garden, meadows, and woodland—ideal for nature lovers or a smallholding project.

MAIN HOUSE 218m²

Ground Floor:

Lounge 27,96m² (6,27m x 4,46m) fireplace, front aspect.

Dining Room 31,72m² (6,1m x 5,2m) chimney with wood burner, doors and windows to front aspect.

Bedroom/Games Room 27,23m² (6,12m x 4,45m) front aspect, door to shower room.

Shower Room and WC 6,82m² (3,33m x 2,05m) shower, WC, hand basin with vanity unit.

Kitchen/Dining Room 32m² (8m x 4m) fully equipped, rear aspect door and windows.

Shower Room and WC 7,04m² (3,52m x 2m) shower, wc, hand basin, rear aspect.

First Floor:

Landing 9,67m²

Bedroom 1 - 15,97m² (4,5m x 3,55m)

Bedroom 2 - 11,66m² (4,52m x 2,58m)

Bedroom 3 - 13,40m² (5,3m x 2,53m)

Bedroom 4 - 11,41m² (4,53m x 2,52m)

Bedroom 5 - 16,30m² (4,53m x 3,6m)

Separate WC 3,87m² (2,58m x 1,5m)

Store/Technical Room 3,79m² (2,26m x 1,68m)

COTTAGE 102m²

Ground Floor:

Living Room 50,21m² (7,69m x 6,53m) chi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38727LC24>

COMPLETE FILE AND PHOTO ON REQUEST

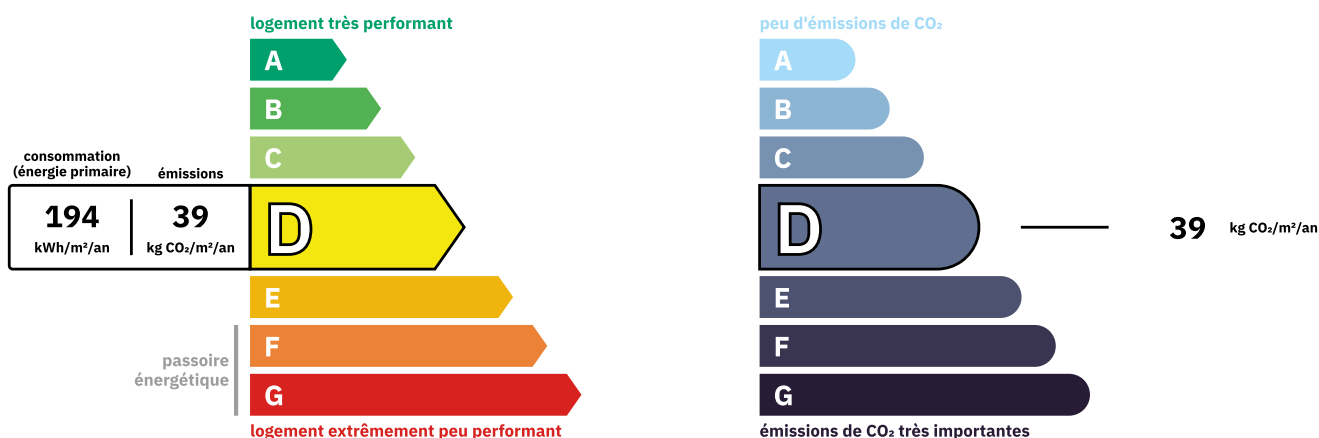


AN EXCEPTIONAL 5-BED
FARMHOUSE WITH 2-BED
COTTAGE, BARN, 24.7 ACRES,
PEACEFUL LOCATION, 5 MINS
FROM ...

Ref : A38727LC24

ENERGIE-DPE

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



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 : A38727LC24
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr