

A pretty, late 19th C farmhouse with a gîte, barn and indoor pool on the edge of a hamlet in the Périgord Noir



INFORMATION

Town:	Valojoux
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	150 m2
Plot Size:	725 m2

IN BRIEF

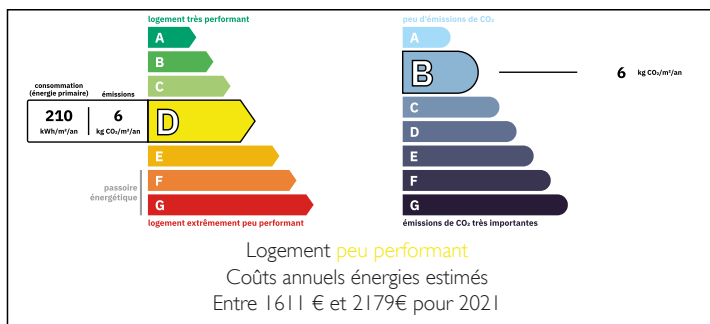
Nestled near the banks of the beautiful Vézère River, this charming former farmhouse combines character, space, and versatility. The property includes a spacious open-plan farmhouse kitchen and dining area, a self-contained studio apartment with its own kitchen, and a separate gîte.

A standout feature is the former tobacco barn, which retains its original ventilated wooden slats. These can be opened during the summer months, allowing natural light to filter through and create a unique setting around the indoor swimming pool.

Ideal as a family home, countryside retreat, or small hospitality business, this property offers excellent rental potential while providing an authentic Dordogne lifestyle.



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

House

Kitchen/dining room 40 m²

Entrance from the courtyard

Boiler room PAC air/water 3 m²

Laundry room WC with separate hand basin

Terrace in front, 2 apple trees in the garden and fig tree, vegetable garden

First floor, landing 5,5 m²

Dressing room + cumulus for the studio 2 m²

Bedroom 1 2 windows 14 m² with shower room 3 m² (washbasin, shower, WC) and small dressing room

Bedroom 2 1 window 12 m² with shower room 3,5 m²

Studio

Entrance from the courtyard (stairs)

Kitchen and bedroom 17,5 m²

Terrace without opposite

Bathroom with shower 4,5 m²

Gîte

Entrance from small garden

Small living room 14 m²

Kitchen area 2 m²

Bedroom 2 window 13 m²

Shower room 3,5 m²

Barn with garage 27 m²

with swimming pool pump (6x3 salt) recent pump, heat pump

Terrace built in 2020

Pool area 75 m² with barn slatted openings for summer

Aéroport de Brive-Vallée de la Dordogne 47 minutes by car

Local supermarket 9 minutes

Gare SNCF (Thenon 23 minutes

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES