

Former farmhouse with 4 dwellings and beautiful 43 acres land consisting of fields, woods and vines.



INFORMATION

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| Town: | Montazeau |
| Department: | Dordogne |
| Bed: | 10 |
| Bath: | 4 |
| Floor: | 370 m2 |
| Plot Size: | 177456 m2 |



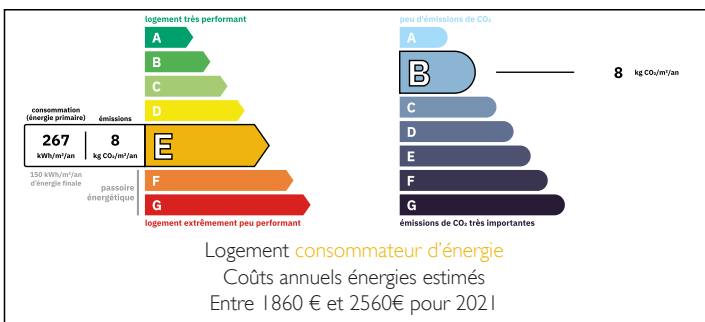
IN BRIEF

This large set of buildings is composed of 4 units of accommodation (for a total of 10 bedrooms), 3 garages, a large barn and small outbuildings. The land around the house consists of a garden with an orchard, with an additional 3,8ha of vines, 9ha of farmland and 4 ha of woodland.

The property is set in a small hamlet, attached to a neighbouring property. It is surrounded with a pristine landscape, which makes it ideal for summer rentals, associated with a hobby vineyard. 7kms from Ste Foy-la-Grande, 29kms from Bergerac, 90kms from Bordeaux (1h drive via the motorway).

It's possible to buy the buildings only with 5700m2 of vines for a total of 1,2ha (3 acres). Look for ref A21014CGA24 on the Leggett website.

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

°°°°Owner's house - 150m2°°°°

Ground floor (fully tiled)

- Kitchen: 15m2
- Garage/cellar : 21m2
- Sitting room with woodburner : 23m2
- WC with hand basin : 3,20m2
- Dining room : 17m2

1st floor (carpet) :

- Bedroom 1 : 11m2
- Bedroom 2 : 18m2
- Bedroom 3 : 15m2, leading to bedroom 4 with fitted cupboards : 18m2
- Bathroom with bidet : 4,5m2

°°°Flat 1 - around 85m2°°°

- Terrace
- Sitting room with woodburner : 26m2
- Kitchen with woodburner : 19m2

1st floor :

- Bedroom 1 : 12m2
- Bedroom 2 : 22,5m2
- Bathroom : 4,20m2
- WC

°°°Flat 2 - around 70m2°°°

- Kitchen : 13m2
 - WC
 - Bathroom : 3,50m2
 - Sitting room with fireplace : 24m2
- 1st floor :
- Bedroom 1 : 9m2
 - Bedroom 2 : 12m2
 - Terrace

°°°Flat 3 - around 60m2°°°

- Kitchen : 12m2
 - Sitting room with fireplace : 26m2
 - Bathroom : around 3m2
 - WC
 - 2 terraces
- 1st floor :
- Bedroom with fitted cupboards : around 14m2

LOCAL TAXES

Taxe habitation: EUR

NOTES