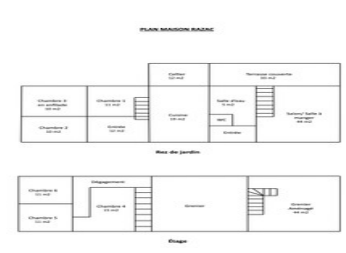


Beautiful 6-bed farmhouse, outbuildings, swimming pool. 3.4 hectares. Ideal for breeding horses, goats, etc.



INFORMATION

Town:	Razac-sur-l'Isle
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	170 m ²
Plot Size:	34434 m ²

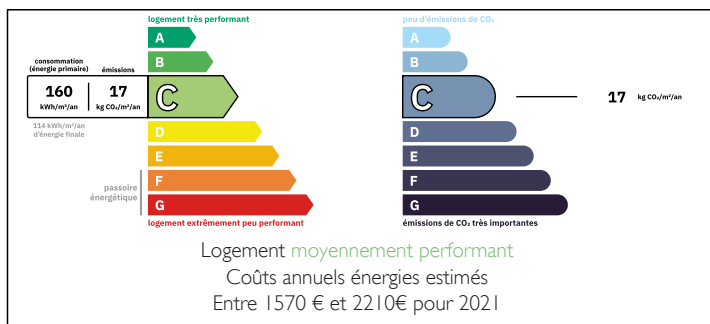


IN BRIEF

The property consists of:

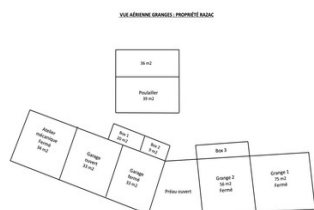
- The 170 m² house with :
 - Garden level: 1 covered terrace, 1 storeroom, 1 fully-equipped kitchen, 1 shower room, 1 toilet, 1 entrance hall, 1 living/dining room with 1 staircase leading upstairs to 2 attics (1 converted), 3 bedrooms and 1 entrance hall leading upstairs to 3 bedrooms.
 - 1 +/- 4300 m² enclosed park
 - 1 secure 8 x 4 swimming pool
 - 1 aviary
- the outbuildings comprise : :
 - 1 closed 75 m² barn
 - 1 closed barn of 56 m² with cribs
 - 1 closed barn of 33 m² used as garage
 - 1 open barn (33 m²)
 - 1 closed barn of 34 m² used as workshop
 - 90 m² hangar
 - 70 m² henhouse
 - 3 boxes 20, 9 and 20 m²

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

* The 170 m² house in 2 parts comprises:

- On the ground floor of the 1st part: 1 covered terrace, 1 storeroom, 1 fully equipped kitchen, 1 shower room, 1 WC, 1 entrance, 1 living/dining room opening onto 2 attics, 1 of which is converted.
- Garden level of 2nd part: 3 bedrooms and 1 entrance leading to 3 bedrooms upstairs.
- 1 enclosed park of +/- 4300 m².
- 1 secure 8 x 4 swimming pool
- 1 aviary

* the outbuildings consist of : :

- 1 closed 75 m² barn
- 1 closed barn of 56 m² with cribs
- 1 closed barn of 33 m² used as garage
- 1 open barn (33 m²)
- 1 closed barn of 34 m² used as workshop
- 90 m² hangar
- 70 m² henhouse
- 3 boxes 20, 9 and 20 m²
- 1 sawmill
- 1 pond
- 2 springs

Set in grounds of approx. 34434m².

Assets of this property :

- Large 33 m² covered terrace
- Secure 8 x 4 m swimming pool
- Beautiful, flat, fully enclosed park with trees
- 6 bedrooms, including 3 on one level
- Numerous outbuildings to create a professional activity (breeding, cultivation etc...)
- Heat pump good "C" energy diagnosis
- Septic tank up to standard
- 1 pond and 2 springs

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

NOTES