

4-bedroom farmhouse with barn, workshop, large plot and no neighbours, within walking distance of the village.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	168 m2
Plot Size:	27004 m2

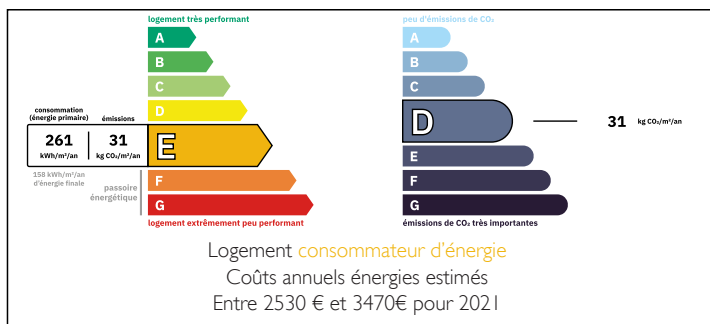
IN BRIEF

This old farmhouse is situated on the edge of Saint-Privat, a picturesque little village in the Périgord Vert region, between Ribérac and Saint-Aulaye. Very well maintained, it offers large airy rooms, an adjoining barn and stable, and several small outbuildings.

- * 7 minutes from Saint-Aulaye, a village with all amenities and a pretty riverside beach.
- * 10 minutes from Ribérac, a lively town known for its large weekly market.
- * 50 minutes from Périgueux and Angoulême
- * 1h30 from Bordeaux



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

- + Oil-fired central heating and heat pump
- + Running water from a spring on adjoining land
- + Septic tank to be reviewed (ventilation)

The property comprises

- Fitted kitchen and dining room (30m2)
- Living room (25m2) with mezzanine (8m2)
- Study (8,8m2)
- Toilet with washbasin (2m2)
- Bathroom (5m2) with double washbasin, bath and shower.
- Bedroom 1 (13m2)
- Bedroom 2 (16,5m2)
- Bedroom 3 (12,8m2)
- Bedroom 4 (16,25m2)
- Laundry/Heating room (17,2m2)

LOCAL TAXES

Taxe foncière: 1026 EUR

Taxe habitation: EUR

OUTSIDE:

- Attached barn and stable
- Lean-to
- Workshop
- Henhouse
- Large garden around the house
- Meadow (tenanted)
- Woodland

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

NOTES