

A beautiful 40ha farm with river frontage and two further cottages all renovated to a high standard



## INFORMATION

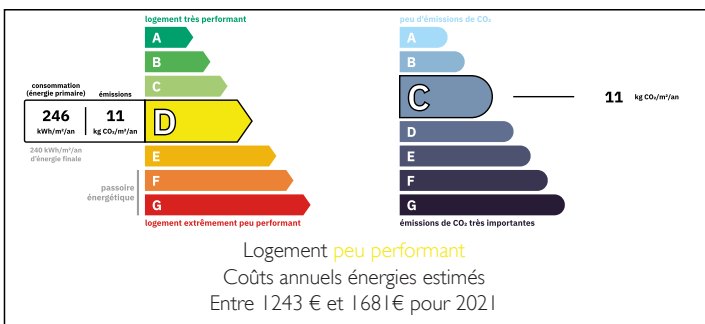
Town:	Peyrat-de-Bellac
Department:	Haute-Vienne
Bed:	9
Bath:	8
Floor:	137 m2
Plot Size:	401338 m2



## IN BRIEF

Bordering the river Vincou this pretty farm currently has been updated to provide 3 houses with a total of 9 bedrooms, 8 bathrooms, fitted kitchens - main house with a range cooker and Rayburn wood burner cooker, numerous barns, in ground swimming pool, orchard and more - ideal as a smallholding / equestrian property ( make your own hay)

## 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 farm is currently used for arable farming with a subsidy of circa 10,000 euro per annum - The owner did have cows previously - Would make a great equestrian property

The farm consists of the following

House 1

Entrance hall 1.7m x 3.4m with door to utility / toilet  
Open plan kitchen / diner and living room  
Kitchen is 3m x 4.3m with large island and range cooker  
Dining area is 4.4m x 3.5m with Rayburn wood burning cooker  
Living room with wood burner - 4.4m x 3.5m and a small office area of 3.1m x 3.8m

Upstairs

Bedroom 1 2.4m x 3.6m & 1.7m x 1.5m  
En-suite shower room 1.8m x 1.7m  
Hallway with cupboard space - one with hot water tank  
Bedroom 2 3.6m x 3.6m  
En-suite 1.9m x 1.8m  
Bedroom 3 4m x 3.3m  
En-suite 2.1m x 2.4m

Windows double glazed

Heating - Wood burning stove and Rayburn cooker  
Fosse Septique 9000 litre tank

House no 2 - attached to main house

Ground Floor - Salon / Ding Room 6.6m x 6m with attached kitchen 2.5m x 2.4m

Upstairs

Bedroom 1 4.9m x 2.9m  
En-Suite 2.9m x 2.7m  
Attached small single bedroom 2 with interconnecting door 3m x 2.2m  
Bedroom 3 5.9m x 2.6m  
En-suite 2.6m x 1.5m

## LOCAL TAXES

Taxe foncière: 3424 EUR

Taxe habitation: EUR

## NOTES