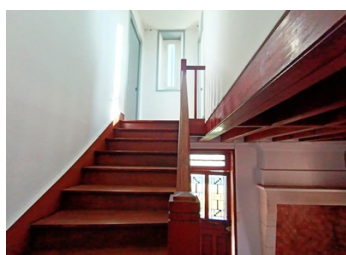
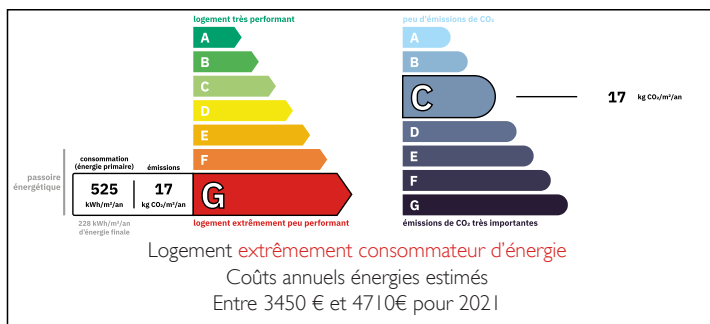


farmhouse with barns and hangar in hamlet



ENERGY - DPE



INFORMATION

Town:	Grand-Brassac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	5555 m2

IN BRIEF

Attractive group of buildings offering spacious accommodation in very good general condition.

Situated on the edge of a peaceful hamlet close to 3 lively villages, the dwelling and its outbuildings comprise a house dating from the 1930's, 2 large barns, a stone barn and a building formerly used as stables, all under 700 m2 of roofs that were redone in 2024.

Situated in a rural setting on more than half a hectare of land, (~~ 1.6 acres) this former farm property has splendid east-west views over the countryside.

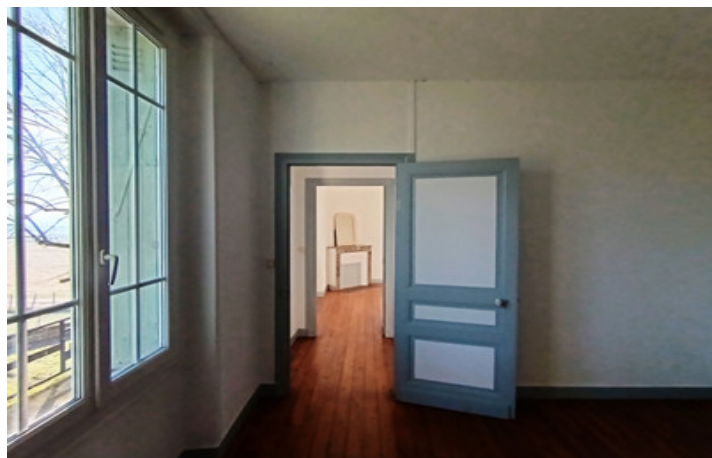
The 2 barns have enormous potential, including 1 with its impressive volume (1183 m3).

Ideal location for creating a cultural venue (theatre, music, dance workshops, etc.) or storage for craftsmen. Great place to live.

We are 1.30hours from Bordeaux, 1 hour from Angoulême, 30 minutes from Périgueux and 1 hour from Bergerac airport.

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.



LOCAL TAXES

Taxe foncière: 1292 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On a plot of more than 2,000 m², a group of buildings including a charming Art-Deco period house on 2 floors of more than 110 m² comprising on the ground floor: 1 kitchen (20.8 m²), 1 dining room (23.20 m²) 1 living room (14 m²) 1 bathroom/shower and WC (11.8 m²).

A beautiful elm staircase, a rare wood, leads to the 1st floor: 1 landing, 2 bright bedrooms with magnificent views (15 m² and 12.3 m²).

On the 2nd floor, access via a steep staircase to a bedroom (12.3 m²) and 2 attics that could be converted (insulated).

On this plot of over 2000 m², adjoining the house, are 2 barns (104 m² and 162 m²) with ridge purlin heights of 6.85 m and 7.50 m respectively. (743 m³ and 1182 m³).

In addition, there is a vast hangar with stone columns, measuring 120 m² and 6.80 m under the truss. was added to the ensemble of buildings. A small pigshed completes the ensemble.

There is an additional parcel of grassland of 4,840 m² and an additional parcel of several hundred m² awaiting parcel numbering.

Most of the house is double-glazed.

The house is perfectly habitable in its current state.

Electric heating. Fireplaces are operational, so it is possible to install stoves.

Septic tank to be brought up to standard but in good condition (emptied in 2024).

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