

A completely isolated stone farmhouse and barns with period features, Périgord Noir, lovely views

EXCLUSIVE



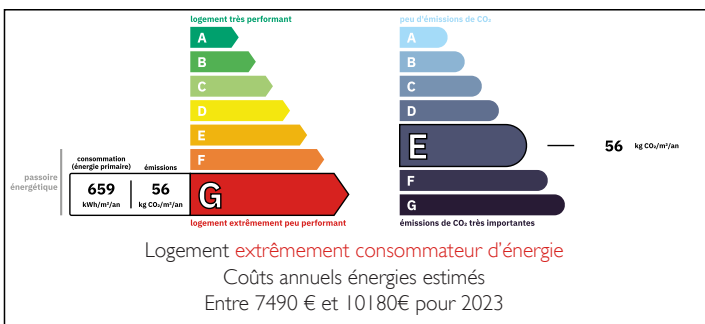
INFORMATION

Town:	Bars
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	209 m2
Plot Size:	2140 m2

IN BRIEF

A very pretty ancient property at the end of a long farm track on a hillside with lovely views. The property is habitable with lovely period features including an impressive, exposed roof structure in the sitting room, stone pisé floors, stone sinks, stone fireplaces etc. The property is in need of internal updating, but the features, character and position are there and it is rare to have all this in a property dating no later than the 18th century.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Large sitting room open to the ridge 58 m²

Kitchen with fireplace and pisé floor 27 m²

Corridor with pisé floor 7 m²

1st bedroom with large stone fireplace 22 m²

Bathroom 5 m²

W/c 2 m²

2nd bedroom 15,5 m²

1st Floor

3rd bedroom 21 m²

Washroom 4,5 m²

Sitting room/4th bedroom with kitchenette and balcony 47 m²

Outside

Barn

2nd barn/open outbuilding

Land 2140 m²

Amenities

Local shops 8 minutes by car

Nearest local supermarket 10 minutes

Nearest SNCF train Station 10 minutes

Nearest Airport (Brive) 48 minutes

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