

Ancient 4 bedroom farmhouse needing renovation with 2 superb barns, a covered well and a bread oven



## INFORMATION

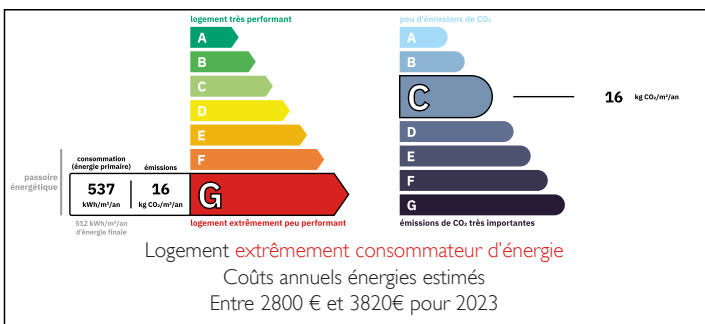
Town:	Saint-Mesmin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	13545 m2



## IN BRIEF

This very pretty farm that once belonged to the castle a field away, which could again be part of a lovely view by clearing some of the undergrowth. Although it has some modern washroom and sanitary appliances, the house needs interior updating and eventual reroofing. The farmyard beyond has two magnificent barns, one, oval which is likely to be 17th century, its roof structure is supported by two enormous oak cruck columns that curve up inside the walls to the ridge; it is of historical interest and one of a handful left in existence. A gem!

## 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

House

Ground floor

Kitchen 16,5 m<sup>2</sup>

Dining room 15 m<sup>2</sup>

Sitting room with wood burner and staircase 22 m<sup>2</sup>

Rear hall 6 m<sup>2</sup>

Wing – 1st bedroom 16 m<sup>2</sup>

Room with bread oven 10 m<sup>2</sup>

1st floor

2nd bedroom 12,5 m<sup>2</sup>

Spare room 6,5 m<sup>2</sup>

3rd Bedroom 7 m<sup>2</sup>

Washroom with double washbasin, shower 7 m<sup>2</sup>

4th bedroom (gable) 26 m<sup>2</sup>

Basement

Cellar

Outside

1st barn at least 18th century

2nd barn (oval) possibly 1600s (currently protected a metal roof)

Garden/land including woodland 3.4 acres approximately

Amenities

Local shops and supermarket 10 minutes

Nearest SNCF train station 16 minutes

Nearest Airport (Brive) 45 minutes

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES