

An ancient farmhouse to renovate with farm buildings including a large barn and a meadow on a hillside



## INFORMATION

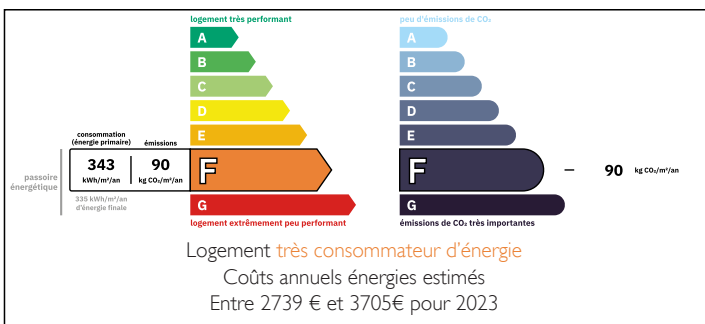
|             |                       |
|-------------|-----------------------|
| Town:       | Terrasson-Lavilledieu |
| Department: | Dordogne              |
| Bed:        | 2                     |
| Bath:       | 1                     |
| Floor:      | 52 m <sup>2</sup>     |
| Plot Size:  | 2917 m <sup>2</sup>   |



## IN BRIEF

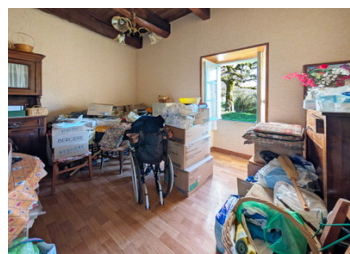
A pretty farmhouse that is at least 18th century, possibly 17th, with outbuildings including a large period stone barn and a meadow, enough for a pony, much of which remains little changed in outline from the cadastre map of 1826. The older part of the house is roofed in hand cut thick Corrèze slate and the loft is dry and clear. The house interiorly needs stripping back to the original stone, to reveal what must be a monumental fireplace hidden beneath 20th century tiling as well as other covered period features of previous centuries. A superb project for those who love architectural history!

## 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

Kitchen with vast fireplace 16 m<sup>2</sup>

1st bedroom 17,5 m<sup>2</sup>

Bathroom with bath and washbasin 3,5 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

2nd bedroom 13 m<sup>2</sup>

Loft (clear, dry unexploited)

Land 2917 m<sup>2</sup>

Barn

Outbuilding (containing fireplace) 2 rooms 35 + 12 m<sup>2</sup>

Open wooden hanger

Garage 25 m<sup>2</sup>

Amenities by car

Local shops and supermarket 6 minutes

Nearest SNCF train 8 minutes

Nearest airport (Brive) 28 minutes

## NOTES

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