

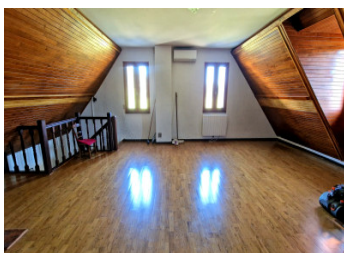
Dordogne character property with 5.8 hectares, pond & outbuildings near Mussidan & Bergerac airport

EXCLUSIVE



INFORMATION

Town:	Saint-Médard-de-Mussidan
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	58227 m ²



IN BRIEF

Set in the heart of the Dordogne countryside, near Saint-Médard-de-Mussidan, this character property with 5.8 hectares of land offers an exceptional opportunity for a lifestyle, equestrian or smallholding project.

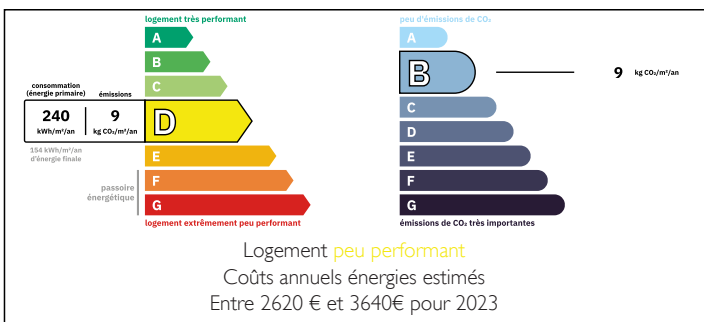
The land includes pasture, woodland and natural areas, creating a peaceful environment with a real sense of space and privacy without being isolated.

The house, dating from the early 1900s and remodeled in 1971, offers a bright 46 m² living area with fireplace, 3 bedrooms and additional space. A pond, well and natural spring enhance the setting.

Several outbuildings including a barn and hangar provide further potential.

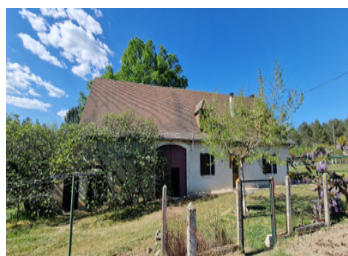
Located just minutes from Mussidan with shops, schools and train station, and within easy reach of

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

Located in the Dordogne, in the commune of Saint-Médard-de-Mussidan, this property with 5.8 hectares of land offers a rare balance between rural tranquillity and proximity to amenities.

The house, originally dating from the early 1900s and remodelled in 1971, comprises on the ground floor an entrance, a bedroom, a bathroom and a spacious 46 m² open-plan living area with kitchen and lounge, featuring a fireplace with insert. The property benefits from double glazing, a combination of tiled and oak flooring, and generous ceiling heights.

Upstairs, a landing currently used as a sitting area leads to two further bedrooms, a shower room and separate WC, along with additional storage space.

The 14 hectares of land (5 ha 82 a 27 ca) include pasture, woodland, coppice and natural areas, making it ideal for a smallholding, equestrian or agricultural project. A south-facing garden and vegetable plot complete the outdoor space.

A declared pond, a well with pump and a natural spring further enhance the appeal for those seeking a self-sufficient or nature-focused lifestyle.

The outbuildings include:

A barn (approx. 60 m² footprint with mezzanine) with recent roof and structure (dating from 1921)

A hangar of approx. 82 m²

A chicken coop

A former chai/annexe

A cellar of approx. 15 m²

Improvements have been carried out over time (roofing, insulation, recent micro-station), allowing the property to be adapted according to individual tastes and projects.

The setting is peaceful and rural, offering a real sense

LOCAL TAXES

Taxe foncière: 1303 EUR

NOTES