

Former farmhouse ready to move into, with a large barn, courtyard, bread oven, well and 6,465 m of land.



INFORMATION

Town:	Petit-Bersac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	6465 m2

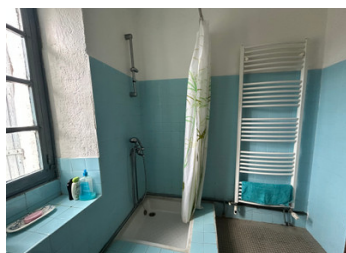
IN BRIEF

Dream property set in a small countryside hamlet in the heart of the Périgord Vert. This former farmhouse is located between Ribérac and Aubeterre and could suit a wide variety of projects, whether as a main residence, holiday home, smallholding or artisan business.

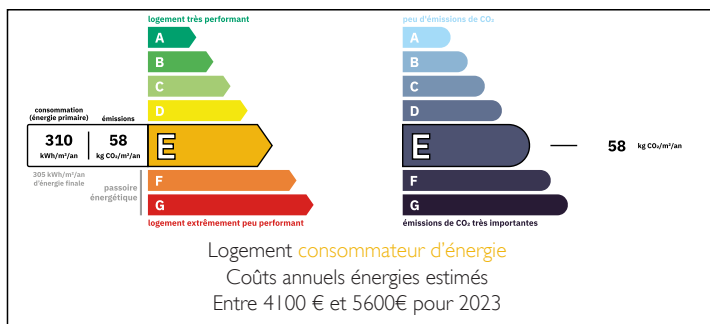
Many original features have been preserved, including beautiful wooden floors, exposed stone walls and beams, as well as original doors full of character.

The property is arranged around a charming courtyard with a well.

The house offers a traditional entrance hall, a wc, a bright living room with fireplace and wood-burning stove, as well as a kitchen dining room. Upstairs are two spacious bedrooms of 27 m² and 30 m² and a shower room. The 65 m² convertible attic provides



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.



NOTES

DESCRIPTION

In the heart of the Périgord Vert, in a peaceful hamlet between Ribérac and Aubeterre, discover this authentic character farmhouse offering a calm rural lifestyle, ideal for bringing a wide range of projects to life.

Whether as a main residence, holiday home, artisan business, tourism activity or agricultural project, this property can easily adapt to your needs and ambitions.

The property is beautifully arranged around a charming courtyard with a well, which forms the true heart of the estate.

The main house comprises a traditional 11 sqm entrance hall, a WC, a bright 26 m² living room with an attractive fireplace and wood-burning stove, as well as a welcoming 26 m² kitchen dining room. The kitchen area includes an insert fireplace, a wood-burning cooker, gas hob, extractor hood and laundry area. Upstairs, a landing leads to a functional shower room and two spacious bedrooms of 27 m² and 30 m², each benefiting from two windows, original wooden flooring and exposed beams. Above, a 65 m² convertible attic offers excellent additional potential for extension or further accommodation.

Original features have been carefully preserved throughout, creating a warm and authentic atmosphere with beautiful old wooden floors, beams and period doors. The house benefits from a roof in very good condition, a new drainage system and the comfort of gas-fired central heating.

The ground-floor cellar connects the house to the large adjoining barn of 144 sqm, an ideal space for storage, workshops, vehicles or extending the living accommodation. Some roof work...