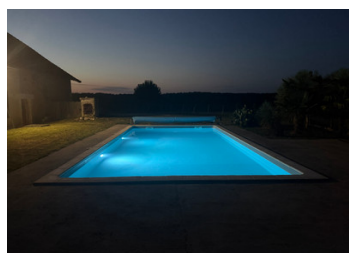


Gorgeous renovated farmhouse with pool, barn, workshop, numerous outbuildings and LAND!

EXCLUSIVE



INFORMATION

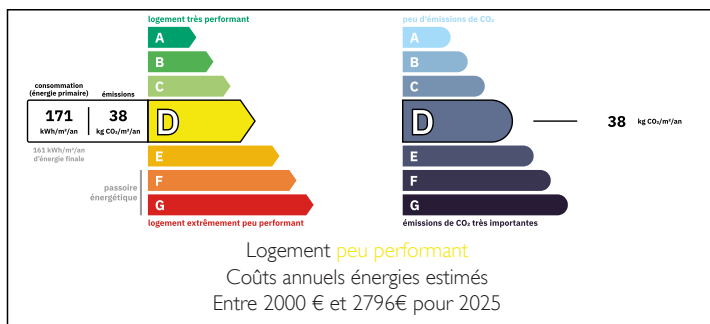
Town:	Lussas-et-Nontronneau
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	15231 m2

IN BRIEF

Nestled in the heart of its own land and surrounded by open fields, this attractive country property offers a rare combination of character, comfort and versatility. Arranged around a large paved courtyard and enclosed by its own private grounds, the ensemble of traditional buildings creates a welcoming and peaceful setting, ideal for family life, equestrian pursuits or a smallholding project.

The main house has benefited from recent renovations, providing modern comforts while carefully preserving its original charm. The accommodation comprises three bedrooms, a contemporary shower room and a spacious open-plan living area. The heart of the home is a generous 47.5m² American-style kitchen, dining and living room with a wood-burning stove, creating a warm and sociable space for everyday living. A long corridor leads to three bright bedrooms (10.7m², 12.5m² and 12.7m²), each overlooking the gardens

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

Entering through the gated courtyard, the house stands directly ahead and is attached to a substantial barn of 86m², which can also be accessed internally from the house. Opposite the house is a workshop of 28m², complete with a traditional stone bread oven. To one side of the courtyard, a covered carport of 63m² comfortably accommodates three vehicles and is complemented by a useful 24.5m² outbuilding for garden equipment. A former bergerie of 65m² provides excellent additional space for livestock, storage or future projects.

The grounds are equally impressive. The heated saltwater swimming pool benefits from a heat pump and both summer and winter covers. A well with an abundant water supply serves the property, while electricity has already been installed near the pool, ready for the creation of a summer kitchen or outdoor entertaining area.

Practical features include a brand-new conforming drainage system, double glazing, fuel-fired central heating and roofs throughout the estate that are in excellent condition. The property has been meticulously maintained by the current owner and presents a wonderful opportunity for those seeking a rural lifestyle with scope for animals, a vegetable garden, workshops, storage or further conversion of the existing buildings.

A delightful and versatile country estate offering privacy, character and endless possibilities in a beautiful rural setting.

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

LOCAL TAXES

Taxe foncière: 1166 EUR

NOTES