

Lovely farmhouse with outbuildings, 5 bedrooms and over 2 hectares of land.



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	21612 m2

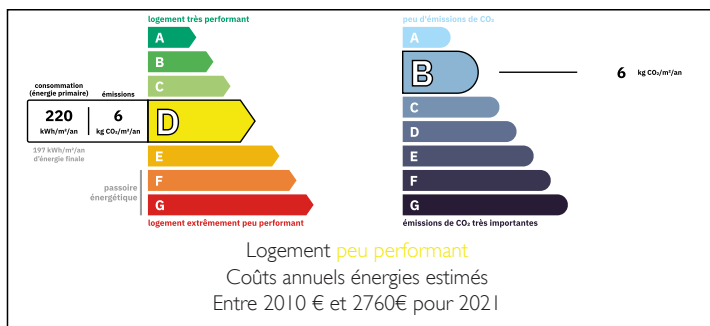


IN BRIEF

Situated between Lanouaille et Thiviers, a great location, not too far from your local supermarkets, schools, and all amenities. The property offers over 2 hectares of land, with the main house, large stone barn, 2 small sheds, and a large building of 250m², a great potential to creat gites, B&B etc.

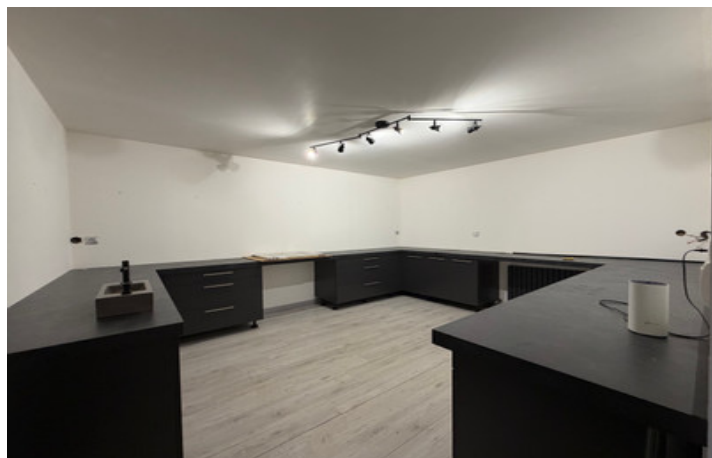
The house is liveable straight away, the window is double glazing, heat pump, pellet boiler, and woodburner, there is also an individual septic tank.

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

The house offers around 180m², composed of an entrance with kitchen, eating area, woodburner, dining room with storage space, lounge with woodburner, bathroom, WC, 5 bedrooms, shower room, loft with possibility to convert into 4 more bedrooms. Boiler room, cellar.

Attached land surrounding the house, fully enclosed, 2 entrances, one of which has an electric gate, barbecue area.

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

NOTES