

Large farmhouse with huge outbuildings, 4 hectares of land and a pond – ideal horses or agricultural project.



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	242 m ²
Plot Size:	41091 m ²

IN BRIEF

In the countryside close to Verteillac, this traditional Périgord farmhouse, with its extensive outbuildings and 4 hectares of land, offers outstanding potential for a wide range of projects, including agricultural or equestrian use, a multi-generational family home, or a tourism business.

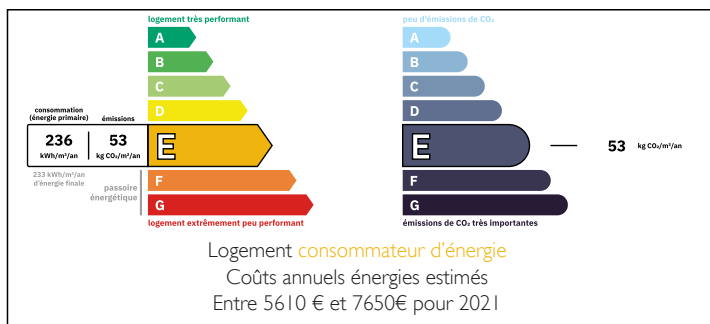
The property is in good overall condition and ready to move into. Modernisation and further improvements can be carried out gradually to suit your needs and personal taste.

The farmhouse offers generous living space with character features throughout, including exposed stone walls, exposed beams and fireplaces on both the ground and first floors.

The 160 m² ground floor could easily be arranged as a spacious family home with a self-contained studio offering a living room, bedroom and shower room,

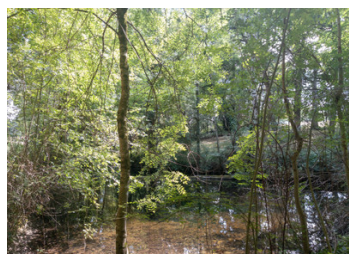


ENERGY - DPE



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 Farmhouse

Ground Floor

Kitchen / Dining room – 26.40 m²

Tiled floor, exposed beams, entrance door and window. Fitted kitchen with gas hob, extractor hood and electric oven.

Living room – 30 m²

Parquet flooring, exposed stone walls and beams, two windows, fireplace with wood-burning stove.

Bathroom with shower – 7 m²

Tiled floor, window.

Hallway – 7.10 m²

Tiled floor.

WC – 3.60 m²

Tiled floor, window.

Cupboard – 2.90 m²

Tiled floor, water softener.

Utility room – 28.30 m²

Tiled floor, laundry area, boiler room, electrical consumer unit, Linky smart meter, door opening onto the garden.

Second living room – 27.30 m²

Tiled floor, exposed beams, window.

Bedroom – 17.10 m²

Tiled floor, window.

En-suite shower room – 9.90 m²

Tiled floor, WC and bidet.

First Floor

Landing – 13.60 m²

Parquet flooring.

NOTES