



## BLACK PÉRIGORD - TYPICAL PÉRIGORD REAL ESTATE COMPLEX IN A DOMINANT POSITION, NO NUISANCE



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## PROPERTY FACT FILE

REFERENCE	A31640PHV24
PRICE	€ 649,500 £ 540,858* *agency fees included: 5 % TTC to be paid by the buyer (618 571 EUR hors honoraires)
BEDROOM	4
BATHROOM	1
ACCOMMODATION	290 m <sup>2</sup>
LAND	138266 m <sup>2</sup>
TOWN	Lacropte
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change





- Authentic
- No nuisance
- In good shape and well maintained
- Close to commodities
- Peaceful

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Authentic fortified farmhouse in a quiet setting on nearly 14ha. This estate, has been restored by the current owners with great taste and a concern for authenticity.

The property is designed as a square farmhouse - with entrance gate, well, large house and various barns and stables, a covered swimming

## DESCRIPTIF

Measurements in m<sup>2</sup> approx

Main house :

Kitchen : 46

Living : 28

Office : 20

Veranda : 24

Buanderie : 18,5

Bathroom : 9

Bedroom 1 : 19

Bedroom 2 : 26

Bedroom 3 : 19

Bedroom 4 : 17

Bathroom : 15

Barns : 220

Swimmingpool : 10 x 4

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31640PHV24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

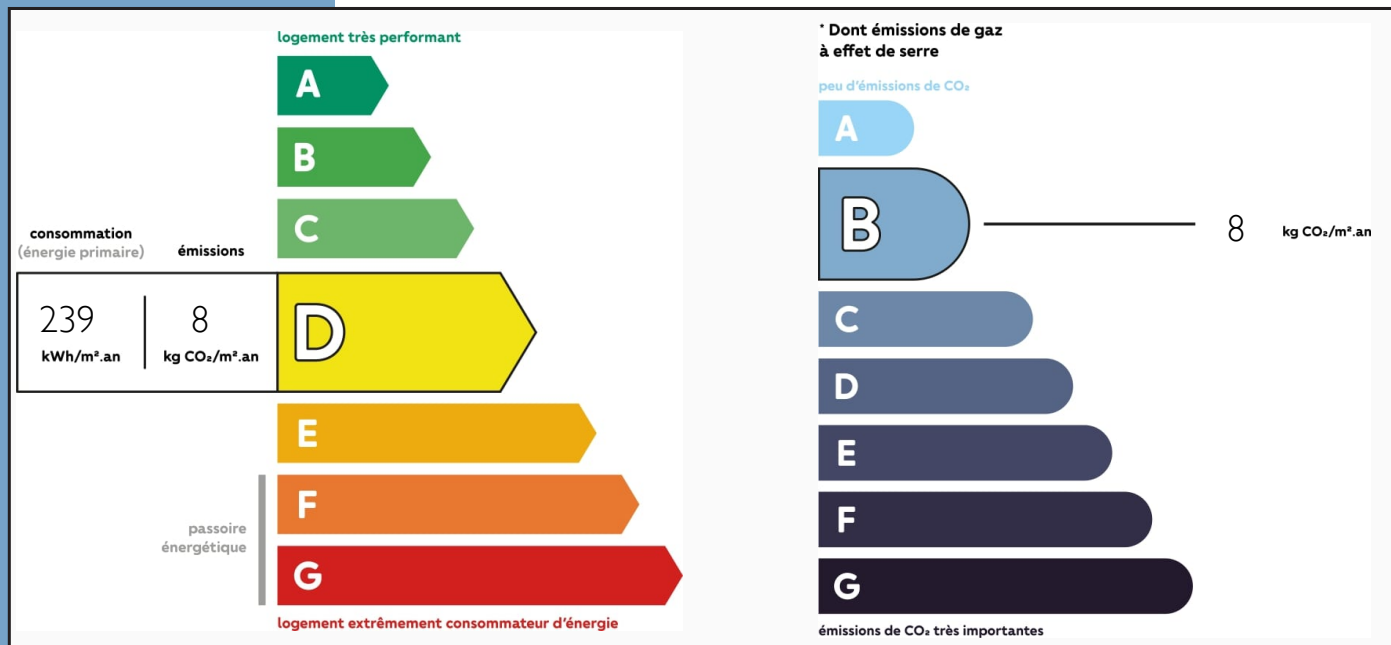
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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A31640PHV24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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