



PÉRIGORD NOIR – AUTHENTIC CHARACTER  
PROPERTY ON NEARLY 14 HECTARES, IN A  
COMMANDING POSITION, WITH NO NUISANCE

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WIT...



## PROPERTY FACT FILE

REFERENCE	A31640PHV24
PRICE	€ 649,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (618 571 EUR hors honoraires)
BEDROOM	4
BATHROOM	1
ACCOMMODATION	270 m <sup>2</sup>
LAND	13951 m <sup>2</sup>
TOWN	Lacropte
DEPARTMENT	
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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Rare opportunity in the heart of Perigord Noir: a carefully restored fortified farmhouse, set peacefully in the countryside, on nearly 14 hectares, ideally located between Périgueux and Sarlat.

The property is organized like a small "village" courtyard: gates, well,

## DESCRIPTION

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

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

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

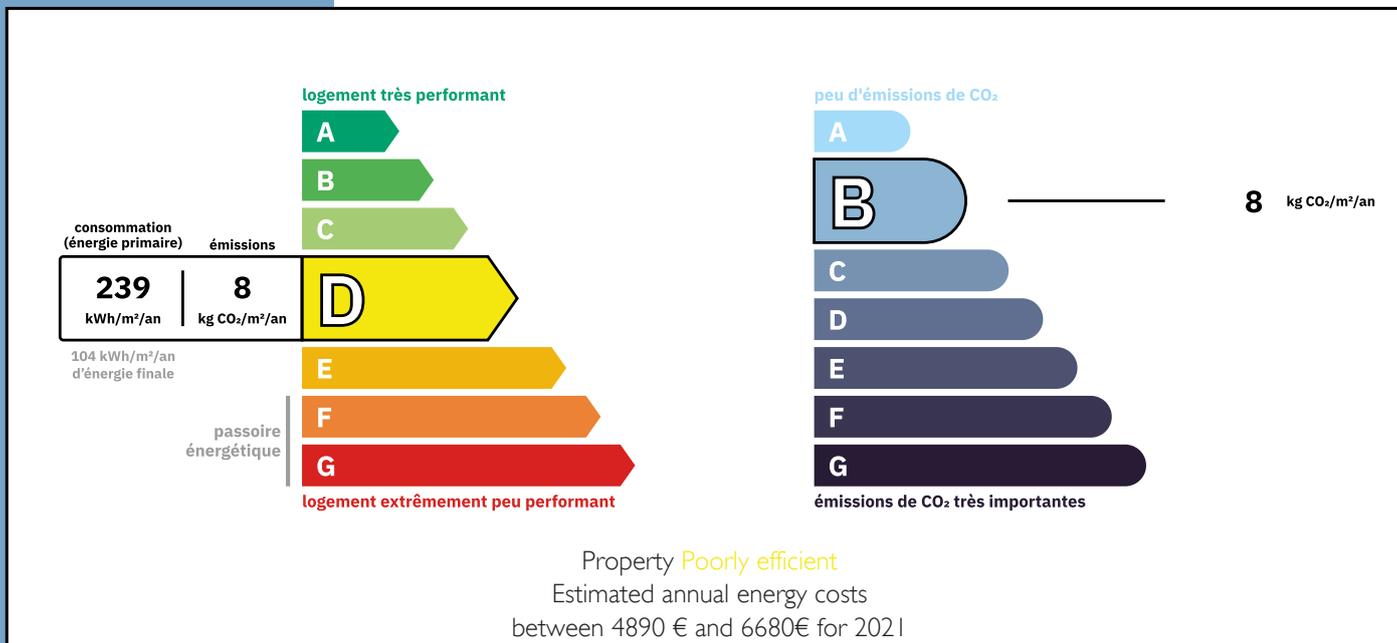


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## ENERGIE-DPE

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## NOTICE

Leggetts, their client and any joint agents give notice that:

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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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