



A BEAUTIFUL 40HA FARM WITH RIVER
FRONTAGE AND TWO FURTHER COTTAGES ALL
RENOVATED TO A HIGH STANDARD

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PROPERTY FACT FILE	
REFERENCE	A32335DRO87
PRICE	€ 795,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	137 m ²
LAND	401338 m ²
TOWN	Peyrat-de-Bellac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Land without CU, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Double glazing in all properties
- 2 cottages to rent if required
- Wells
- River Vincou borders the majority of land
- Barns / workshop

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Bordering the river Vincou this pretty farm currently has been updated to provide 3 houses with a total of 9 bedrooms, 8 bathrooms, fitted kitchens - main house with a range cooker and Rayburn wood burner cooker, numerous barns, in ground swimming pool, orchard and more - ideal as a smallholding / equestrian property (make your own hay)

DESCRIPTION

The farm is currently used for arable farming with a subsidy of circa 10,000 euro per annum - The owner did have cows previously - Would make a great equestrian property

The farm consists of the following

House 1

Entrance hall 1.7m x 3.4m with door to utility / toilet
 Open plan kitchen / diner and living room
 Kitchen is 3m x 4.3m with large island and range cooker
 Dining area is 4.4m x 3.5m with Rayburn wood burning cooker
 Living room with wood burner - 4.4m x 3.5m and a small office area of 3.1m x 3.8m

Upstairs

Bedroom 1 2.4m x 3.6m & 1.7m x 1.5m
 En-suite shower room 1.8m x 1.7m
 Hallway with cupboard space - one with hot water tank
 Bedroom 2 3.6m x 3.6m
 En-suite 1.9m x 1.8m
 Bedroom 3 4m x 3.3m
 En-suite 2.1m x 2.4m

Windows double glazed
 Heating - Wood burning stove and Rayburn cooker
 Fosse Septique 9000 litre tank

House no 2 - attached to main house

Ground Floor - Salon / Ding Room 6.6m x 6m with attached kitchen 2.5m x 2.4m

Upstairs

Bedroom 1 4.9m x 2.9m
 En-Suite 2.9m x 2.7m
 Attached small single bedroom 2 with interconnecting door 3m x 2.2m
 Bedroom 3 5.9m x 2.6m

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32335DRO87>

COMPLETE FILE AND PHOTO ON REQUEST

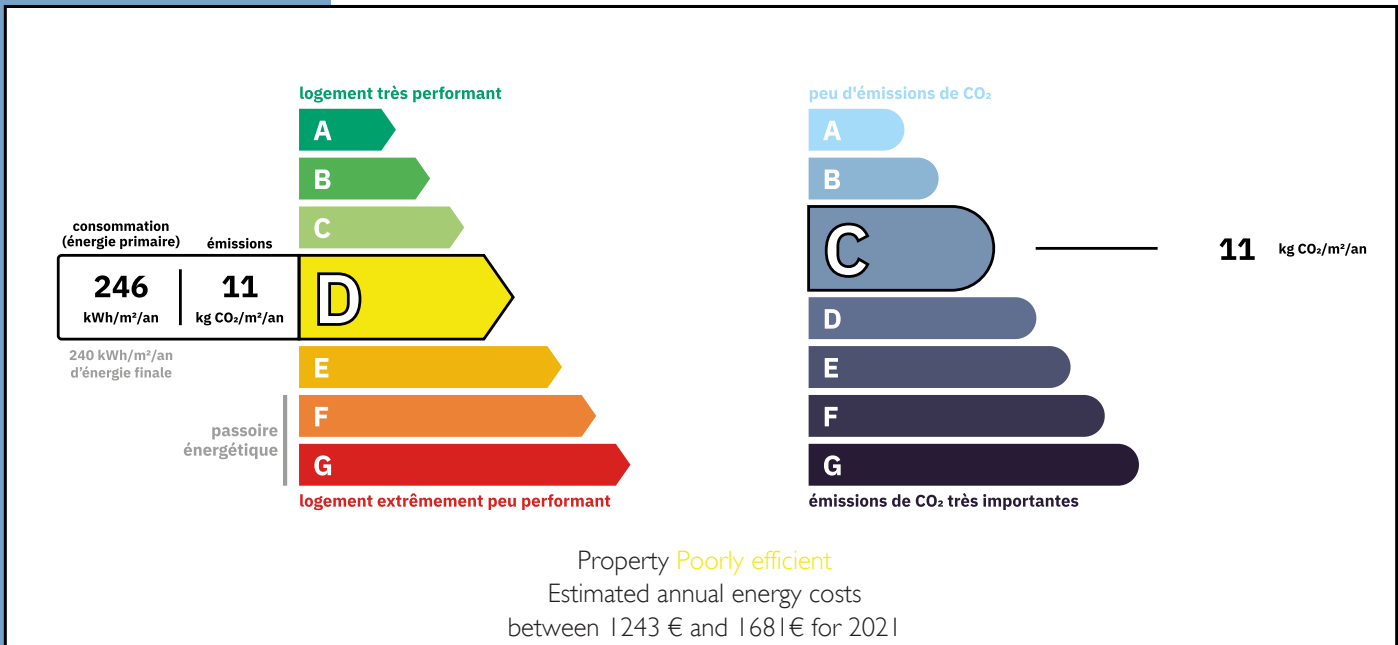


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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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

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FILE COMPLETE
AND PHOTOS
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