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* *agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	8
ACCOMMODATION	137 m²
LAND	401338 m²
TOWN	Peyrat-de-Bellac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Land without CU, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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

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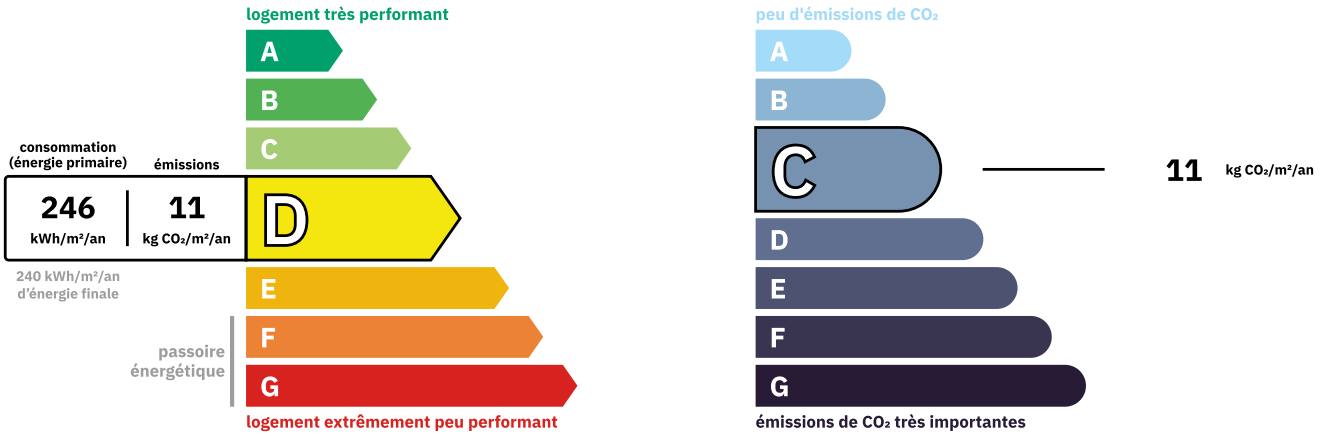
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1243 € and 1681€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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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