



Ref : 9802ESD

## Farmhouse in the process of being renovated, with a dominant view on a pres

Area Lanouaille



Habitable : 148 m<sup>2</sup>



Usable : 180 m<sup>2</sup>



Land : 4 943 m<sup>2</sup>

174 000 €

**Farmhouse & Mas for sale Dordogne.** In the heart of the Périgord Vert, this late nineteenth century farmhouse consists of a main house of 148 m<sup>2</sup> being renovated, two barns in perfect condition of 80 m<sup>2</sup> floor space each and an annex building of 30 m<sup>2</sup>.

### IN SUMMARY

Rooms : 6  
Bedrooms : 4  
Bathrooms : 1

Swimming pool : no  
Garage place : nc  
Parking space : 10  
Outbuildings : yes



To be reviewed



Well



Adsl

**Advantages :** Isolated farmhouse near a town centre | Dominant view over woods and meadows

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 15 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 15 mn

High school : 15 mn



40 mn



90 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

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### Maisons & Chateaux

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## — DESCRIPTION

The main house consists of a main room with a fireplace of 40 m<sup>2</sup>, a kitchen of 15 m<sup>2</sup>, a bedroom of 10 m<sup>2</sup>, a laundry room of 8 m<sup>2</sup> and a shower room of 5 m<sup>2</sup>.

The attic of 70 m<sup>2</sup> is accessible by a new wooden staircase.

The electrical installation has been redone.

The stone structure of all the buildings is in very good condition, and the two barns offer considerable potential for conversion.

The wooded and fenced grounds of 5,000 m<sup>2</sup> (1.24 acres) dominate the rolling countryside composed of woods and meadows.

A well is present on this property.

The privileged location without any neighbors is only ten minutes away from a town centre with school and shops.

Are you interested ?



Marie

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