



PERIGORD NOIR – AUTHENTIC FORTIFIED  
FARMHOUSE ON NEARLY 14 HECTARES, IN A  
DOMINANT POSITION, NO NUISANCE

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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	138266 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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Perigord Noir – Authentic fortified farmhouse on nearly 14 hectares

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.

## 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

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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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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

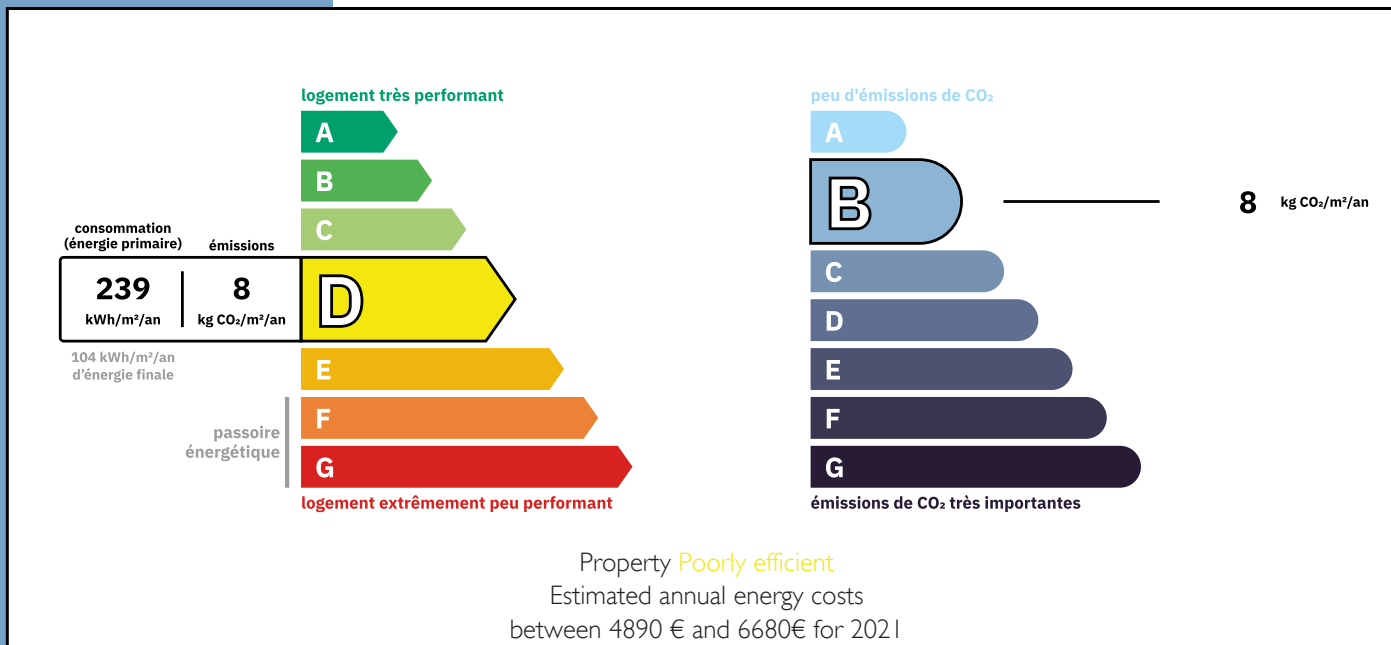
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## ENERGIE-DPE

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## NOTICE

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

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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