

Farmhouse comprising spacious restored stone house ...

Country House For Sale

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Price: €299,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Payrignac Midi-Pyrenees, 46300

Restored stone "fermette" for sale comprising spacious south facing house of around 140 m<sup>2</sup> of living space with two covered terraces (2 x 50m<sup>2</sup>), large barn (50m<sup>2</sup> on two floors), pig sties (50 m<sup>2</sup> ground surface) set in around 4668 m<sup>2</sup> of grounds between Sarlat in the Dordogne and Gourdon in the Lot.

On the ground floor is a living room with large fireplace and wood-burning stove and French windows leading to the south facing terrace (33m<sup>2</sup>), a main bedroom with en-suite bathroom (20m<sup>2</sup>) and a small bedroom (5m<sup>2</sup>) originally an office.

Stairs from the living room lead down to the lower ground floor (60m<sup>2</sup>) where there is a large kitchen diner with fitted units, larder, laundry room, cloakroom, shower room with wc and large French windows leading to the partly covered terrace (30m<sup>2</sup>) and the gardens.

Stairs from the living room lead up to the top floor where there are two good sized bedrooms (16m<sup>2</sup>, 12m<sup>2</sup>) and a bathroom with wc (6m<sup>2</sup>).

Behind the house on the north and west side of the house are the outbuildings and a courtyard with the main entrance.

The two-floored barn (2 x 50m<sup>2</sup>) has water and electricity with a bathroom which was installed during the restoration process comprising bath and wc. This building would be ideal for conversion or even joined to the main house to make further living accommodation.

Opposite the house across the courtyard are the old pigsties which could be converted into a one-floor accommodation or used for storage (50m<sup>2</sup>).

Around the property are the grounds which are mostly rolling lawns and a play area for the current owners' 4 children... and, as the family is growing so the owners have decided to sell to find a larger property.

A well restored property with all modern comforts, newly insulated and updated with excellent underfloor heating system making the property ideal for a primary residence or all-year-round holiday rentals in one of

the most popular tourist areas of France... and near to 2 small lakes and the river Dordogne.

Facilities: mains water and electricity, new conform septic tank, underfloor central heating throughout the house, ADSL broadband.

Annual taxes: 400 Euros

