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## Character farmhouse with a pond in the Dordogne

Neuvic , Dordogne , Nouvelle Aquitaine



# €549,500

inc. of agency fees

5 Beds    3 Baths    286 sqm    2.7 ha

Large renovated character farmhouse set on 2.7 ha of land with a pond, a guest house, outbuildings and a swimming pool for lovers of nature and wildlife.

### At a Glance

<b>Reference</b>	MFH-IJLJ5NM	<b>Near to</b>	Perigueux	<b>Price</b>	€549,500
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	286 sqm
<b>Land</b>	2.7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Just a few minutes from the town centre, with shops, healthcare facilities, schools, and college, as well as easy access to the train station and the A89 motorway, this expansive property sits on 2.7 hectares of land. This character farmhouse includes a pond, guest house, outbuildings, and a swimming pool.

You access the property through a charming U-shaped courtyard serving the main house, a barn, and several old outbuildings. This stunning stone house is a former farmhouse that has been fully renovated to offer modern amenities (DPE B, central heating with wood or gas, solar panels for self-consumption, water filtration, connection to the sewer, and fibre internet). The property boasts approximately 254 square meters of living space.

You can live completely on one level with an extremely spacious and bright living room (62 sqm) featuring an open kitchen, a living/dining room with high ceilings and skylights, a cosy winter living room with a wood stove, a large master bedroom with a full bathroom (bath and shower), and another room with a private bathroom. Additionally, you'll find service rooms, including a back kitchen, laundry room, and storage room. A modern staircase leads to the first level, which includes two bedrooms, a bathroom, a toilet, and an attic.

A second stone building has been renovated into a guest house/cottage, offering approximately 40 square meters of living space. This includes a living room/kitchen, a bedroom, a bathroom, a wood stove, and electric radiators. The guest house has a terrace and independent access.

The 2.7-hectare plot features a flat ground with a Desjoyaux pool, a pond of about 2,000 square meters (always full of water, fed by a source), grasslands, and wooded areas (including fruit trees). This environment creates a rare and idyllic setting for family living, almost completely autonomous (water/electricity), welcoming guests, and enjoying nature. The guest house also offers the opportunity to run a seasonal lodging business.

## **The Main House**

### **The ground floor**

- 62 sqm - Living room, open kitchen, bay window
- 35,90 sqm - Living/ Dining room, two light wells, bay window, exterior door
- 17,40 sqm - Bedroom + private bathroom, sink, WC, stone walls
- 25 sqm - Winter living room, wood stove, floor tiles, garden access door
- 20 sqm - Master bedroom, exterior window door + private dressing
- 8 sqm - Private bathroom, two sinks, bath and shower
- 4,80 sqm - Laundry, WC
- 9,80 sqm - Secondary entrance
- 15,60 sqm - Back kitchen, buffer 1500L

### **The first floor**

- 15,70 sqm - Bearing/ office space, air conditioning unit, velux
- 14 sqm - Room, velux, beam structure
- 5 sqm - Bathroom, sink

- 1.30 sqm - WC
- 13 sqm Bedroom, 2 beds

## **The Cottage**

- 21 sqm - Living room + kitchenette, stove, mezzanine
- 3 sqm - Corridor
- 9,60 sqm - Bedroom, window
- 5,20 sqm - Bathroom, WC, skylight

## **Outside**

- Land of 2.7-hectare (flat)
- Attached barn : dirt floor, roof good condition 54 sqm
- boxes for pigs

### Environment & Surroundings

Near to Schools?	✓
Public Transport?	✓
Lake or River View?	✓

### And Before You Ask

Exposure:	West
Year of Renovation:	2020
Condition:	Newly renovated
Heating System:	Other
Currently lived in:	Yes
Condition of Roof:	Recent
Drainage:	Connected to mains town system
Property Tax:	€1426.00

### Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	3
Price	€549,500

### Key Information

Internal Area:	286 sqm
Land Area:	2.7 ha
Floor:	2
How many Outbuildings:	2
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Nouvelle Aquitaine**



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