



House with Barn, Well, Outbuildings and Wood,

€292,500

24270, Payzac, Dordogne, Nouvelle Aquitaine

Ref: CC-2249

* Available * 3 Beds * 2 Baths * 125m2

Placed in a countryside location is this pretty 3 bedroom stone house with separate stone barn, working well and other outbuildings. Set within grounds of 19,525m2 you will find a wood land of 3,310m2.

- Close to Village shops
- Historic and Popular Tourist area
- Tennis in most villages
- Motorways are not far
- River and lake pursuits
- Golf is close
- Airports and Railways Brive and Limoges
- Great walking Country
- Markets locally

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Placed in a countryside location is this pretty 3 bedroom stone house with separate stone barn, working well and other outbuildings. Set within grounds of 19,525m² you will find a wood land of 3,310m² and an established blueberry orchard of 12,200m².

Approaching the property through iron gates you feel the character of the house, made from beautiful local stone. Entering the house you arrive into a very welcoming entrance hall (13.3m²) which leads to the open plan living area of 39.4m² where you will find the living room, dining area and modern kitchen of 11.3m².

The kitchen is fully equipped with large stainless steel sink, dual cooking stove (electric and propane gas) with stainless steel hood. Plenty of storage cabinets designed beautifully with a kitchen island separating it from the living area. All kitchen work tops are made from solid Burma teak wood and plenty of electric outlets for kitchen appliances.

The living and dining area is a lovely space with a wonderful fireplace housing the cosy insert wood-burner.

Neatly placed off the entrance hall is a comfortable bedroom measuring 12.4m², a bathroom of 5.2m² and a separate toilet.

To the rear of the living room a door takes you to a very useful laundry/storage room of 10m².

A wooden staircase leads you to the first floor where you arrive in a hallway (7.6m²) with a custom built office space with storage, solid oak desk, internet connection and lots of electricity points.

Leading from the hallway there are 2 beautiful bedrooms (15m² and 11m²) each with built-in, fully lit storage spaces with oak doors and a bathroom of 7m² that needs to be finished.

Accessed from exterior is a very useful and spacious basement/cellar measuring 17.4m² which houses the water pump for the well and is practically organised with shelves and racks for plenty of wine and provision storage.

The house is heated by oil central heating (8 radiators) and the cosy wood-burner. The property is fully insulated therefore the wood-burner efficiently heats the whole house, having not to rely on the oil central heating.

All the windows are double glazed and benefit from fixed roll-up insect nets for the hotter months.

All the electrics have been renewed and fitted with LED bulbs making the electricity consumption very energy efficient.

The drainage is via a septic tank.

Adjacent to the house is a wonderful stone built barn of 98m² in excellent condition and to the front of the property is a newly rebuilt working well which has a depth of 9.5 metres with pure water.

To the rear of the property you will find a concrete terrace measuring 37.5m², perfect for outdoor dining and relaxing.

Within the well-designed grounds you will find a wood-land of 3,310m².

There are pretty gardens of 1,828m² with established shrubs and numerous flowers, land of 2,187m² with various outbuildings, polytunnel (12x4m) and soft fruit orchard consisting of blackcurrants and redcurrants. There are also established fruit trees consisting of plum, pear, apple, fig, cherry, persimmons, chestnuts and walnuts.

There is an established blueberry orchard on the 12,200m² parcel currently housing 471 plants, with room for more to be added. This large orchard has automatic irrigation conveniently organised.

The Dordogne is home to a rich variety of unspoilt natural sceneries. Its hills, lakes, rivers, waterfalls, forests and footpaths make it an ideal location for many outdoor leisure activities such as cycling, walking and canoeing.

The nearest town with day to day amenities is Payzac which is a distance of 5kms and the larger town of St Yriex la Perche, just 16km. In the town there are shops, supermarket, vets, doctors, dentists, post office, bank, schools, restaurants and bars.

Other popular villages and towns in the area include Segur-le-Chateau and Arnac-Pompadour.

There are airports at Brive and Limoges with regular flights from the UK and the rest of Europe.

The A89 motorway and the A20 can be accessed within easy reach.

A very pretty property situated in a beautiful location with huge earning potential!

Alistair Lockhart. Property Director, FrenchEntrée

Gallery

