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10 fenced acres - smallholding

A stocked carp fishing lake

Potential building plot

Short walking distance to amenities

Commercial opportunity

DPE = 211 [D] GES = 46[E]



St Saud Lacoussiere, Dordogne
Ref: 10382

Offers in the Region
Of €295,000

This charming 10 acre, 4 bedroom property in the Perigourdine style is bordered by woodland and fields and feels far more secluded than it actually is, being situated towards the edge of a vibrant village. Amenities are but a short walk away. A wonderful spacious family home with far reaching countryside views best experienced from the large terrace. The interior of the property has been recently renovated and is light and airy. The kitchen/dining room is an impressive 9 x 3.6m and has been recently fitted. The house benefits from a Viessman oil fired central heating system plus an insert in the stone fireplace of the triple aspect lounge which is 8 x 4m. The master bedroom located downstairs with 4 piece ensuite is 6.25 x 4.5m. Upstairs there are 3 further double bedrooms and a 4 piece shower room. The property benefits from a very large basement (ripe for conversion). At present the large garages make a useful workshop area and tractor storage. Outside the garden which wraps around the property is laid to lawn and has many mature trees including a wide variety of fruit and nut trees. Summerhouse with mains electric, log burner and satellite. The land is divided into 5 large, fenced paddocks which house 5 field shelters and a fishing lake.

BASEMENT

Cellar 32m²

Boiler room 8.9m²

WC 1.3m²

Laundry room 5.4m²

Basement main area 43.2m²

GROUND FLOOR

Lounge 32m²

Kitchen 32.4m²

Master bedroom 28m²

Master bedroom ensuite, 5m²

4 piece

Entrance hallway 7.6m²

Conservatory 17.5m²

FIRST FLOOR

Bedroom 2 10.5m²

Bedroom 3 13.5m²

Bedroom 4 12.5m²

Shower room and WC 7.5m²

Landing 4m²

OUTBUILDINGS

The property has 2 double garages and a potting shed all with mains electricity. The sous-sol has garage doors and can also be used as a garage. There is a summer house / man cave which benefits from mains electricity, a log burner and a British freesat satellite. There are also 5 recently built wooden animal shelters with waterproof roofs and hard standing suitable for a variety of animals including chickens, goats, sheep, donkeys and horses.

ABOUT THE AREA

St Saud Lacoussiere is a vibrant village situated in the heart of the Perigord Limousin National Park and is in the Dordogne. The village has a wealth of amenities including shops, restaurants, a bar and pharmacy to name but a few. There is a large leisure lake within 1km which is very popular with families and tourists and is home to the local steak festival held every August where hundreds of people gather to feast, dance, drink and then watch a spectacular fireworks display over the lake! In October the locals gather again for the Cep festival where locally picked mushrooms are celebrated. Nontron which has many supermarkets and DIY stores is 19km away. Brantome, the Venice of the Perigord is 34km, Limoges airport is 56km, Angouleme and the TVG are 63km.

GARDENS AND GROUNDS

The 10 acres is divided by stock fencing and hedging .

The area that wraps around the house is laid to lawn with flower beds, mature trees including fruit trees and a large terrace with spectacular views down to the lake and surrounding countryside. The rest of the land is divided

into 5 large paddocks, 2 of which are bordered with woodland and a stocked fishing lake. There are 5 wooden animal shelters suitable for chickens, goats, donkeys etc.

The paddock bordering the road adjacent to the house has been granted approval as a building plot in the past.

ADDITIONAL INFORMATION

Oil fired central heating

Septic tank drainage

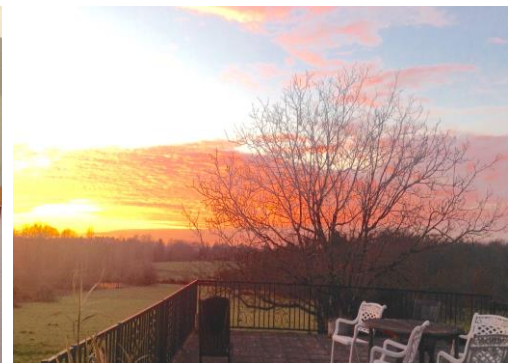
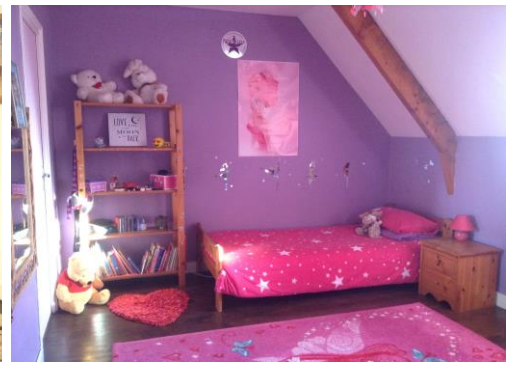
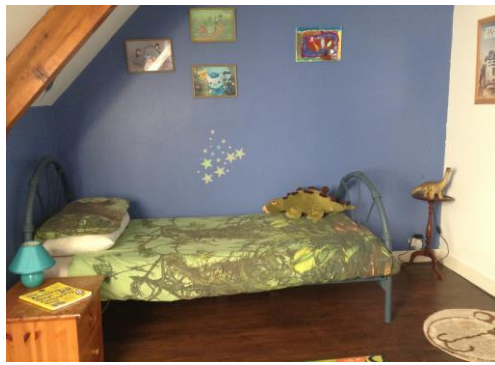
153m² of habitable accommodation

Total land area = approx 40490m²

Recent tax fonciere = 1247 euros

Nearest shops and services

The property is 0.5km walk to the centre of the village and the local amenities. Although the village is not large it has a wealth of amenities which include, a primary school, a butcher, a baker, a pharmacy, 2 hotels, 3 restaurants (one of which is renown in the region) , a bar/tobacconist, a cabinet medicale, a hairdresser, a general store, a hardware store with a petrol station, a post office and a church. Within 1km is a large leisure lake and another restaurant. The lake has a sandy beach area, a toddler swimming area and an adult swimming area which have life guards in the summer, beautiful signposted walks, picnic areas, a playpark and watersports and fishing are also permitted.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.