



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7988

• House - Cazals •



## DETAILS

**Land surface:** 415750 m<sup>2</sup>

**Number of bedrooms:** 18

**Number of levels:** 1

**Type of heating:** Electrique, fuel et bois

**Drainage/sewage:** Septic tank

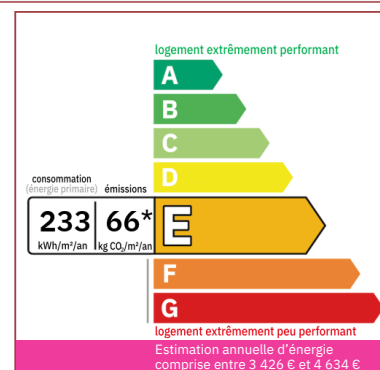
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



This exceptional and extremely rare property will offer you serenity, as it is located in a true haven of peace. It might be the perfect time for a career change thanks to its rental-friendly infrastructure.

650 m<sup>2</sup> living

415 750 m<sup>2</sup>

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

[frederique@valadie-immobilier.com](mailto:frederique@valadie-immobilier.com)

Price fees included

720 000 €

Agency fees: 4 % VAT included\*

Price without fees: 692 500 €

\*The agency fees are entirely at the cost of the purchaser



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7988 •

We take a long path to find ourselves in the heart of this old farm typical of the region, without opposite, without neighbor, without any nuisance and this path will allow you to discover a property partly in stone, composed of a Périgord house of 200 m<sup>2</sup> as well as six barns of 22.82m<sup>2</sup>, 7.78m<sup>2</sup>, with awning and mezzanine, a third of 141.18m<sup>2</sup>, a fourth of 66.61m<sup>2</sup> with pretty stone posts, and adjoining a barn of 42m<sup>2</sup> with awning on the back, then another barn of 131.09m<sup>2</sup>, and a last one of 216.09m<sup>2</sup> with its view without limit, nor obstacle, in a green setting of 42 hectares about 10 minutes from Cazals with its weekly market, in the heart of the natural region of Bouriane, halfway between the valleys of The Dordogne and Lot regions, on one of the pilgrimage routes to Santiago de Compostela.

Ideally located in the middle of its land, this farmhouse, with its ancient character, is just waiting to be revived and rediscovered. Some parts date back to 1808 or 1824, and others are probably older, such as the four gariottes spread across the land, as well as other surprises!

But another, more recent building was built in the 1980s and consists of six habitable annexes: one for 8 people, then four for 4 people, and one for 10 people. They all consist of an open-plan living room/kitchen, one or more bedrooms, one or two bathrooms, and sleeping accommodations on a mezzanine, all according to the respective capacity of each annex, but each with its own private terrace. A games room with billiards and foosball has been added, as well as a laundry room or office. It might be time to embark on a new life with the creation of a holiday village, an educational farm, etc.

Single glazing except for the games room.

Electric heating

Non-compliant septic tank

The Périgord house, set back enough to maintain privacy, consists of a 24.38m<sup>2</sup> covered terrace that provides access to the entrance with an open fireplace (an inglenook fireplace) of 24.71m<sup>2</sup>, which leads to a 49.44m<sup>2</sup> living/dining room with a fireplace enclosed by an insert, then a 24.32m<sup>2</sup> kitchen, a landing or bedroom with a staircase of 11.21m<sup>2</sup>, where downstairs is a 12m<sup>2</sup> bathroom. Upstairs, a 14.82m<sup>2</sup> landing welcomes us into the dovecote and leads to three 14.28m<sup>2</sup> bedrooms with a mezzanine and shower room, a second 17.43m<sup>2</sup>

