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## RARE 5 hectares fenced property for horses with 7 bedroom hous

Ste Alvère , Dordogne , Nouvelle Aquitaine



# €487,600

inc. of agency fees

7 Beds    1 Baths    288 sqm    5 ha

Located at the end of a hamlet, without any facing neighbours and in a quiet area, this property is perfect for horse lovers. Its main asset is the land with nearly 5 hectares of meadow, but the house...

### At a Glance

<b>Reference</b>	MFH-FCDEP0715	<b>Near to</b>	Ste Alvère	<b>Price</b>	€487,600
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	288 sqm
<b>Land</b>	5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located at the end of a hamlet, without any facing neighbours and in a quiet area, this property is perfect for horse lovers. Its main asset is the land with nearly 5 hectares of meadow, but the house is not left out and offers today 7 rooms to welcome family and friends. You can admire your horses grazing from your room. The living room in the old drying shed offers a magnificent volume with 6 meters height.

Geothermal heating which can also heat the pool.

Orchard, henhouse, vegetable garden, large storage shed and electric fencing for the horses complete the property which is not lacking in charm.

## Summary

Property type:	Chateau
Bedrooms:	7
Bathrooms	1
Price	€487,600

## Key Information

Internal Area:	288 sqm
Land Area:	5 ha

## Location: Nouvelle Aquitaine



## Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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