



# Les Agences du Limousin

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## Refno.: 2145T

**Location:** Secteur Saint Augustin- No neighbors for this farmhouse in it's own 3.75 ha of grounds

**Price:** € 205.000

**Agency:** LES AGENCES DU LIMOUSIN

### Description:

In a beautiful, quiet, countryside setting, without any neighbors, this 3.75 ha property offers a stone farmhouse, bread oven in working condition, a detached garage with carport and a ruin offering yet another challenge if so desired.

Lovingly restored, the main house offers an open plan kitchen/dining area with stone fireplace, living room, storage, 3 bedrooms, bathroom and a summer kitchen with covered terrace.

The basement offers a laundry room, wine cellar and workshop.

The house is heated by a woodburner and gas central heating. Drainage: septic tank.

On the 3.75 ha land a small lavoir for a constant flow of water.

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