

For Sale - A Vendre Large, French Farmhouse



Leygonie
NW Dordogne

A Place

- to relax and be peaceful
- to entertain family and friends
- to swim, walk, cycle
- to visit markets, medieval villages, Romanesque churches, Roman remains, prehistoric caves

For Sale - Spacious French Farmhouse

Location - Leygonie, near Ribérac (3km), NW Dordogne

Bordeaux 1.5 hours, Angoulême 45 mins, Bergerac 45 mins, Périgueux 45 mins.

The House

About 200 years old, the house is a large, square farmhouse which has been renovated within the last 10 years and now offers spacious family accommodation over 3 floors. We currently use the house as a holiday home, for house parties with family and friends, to let to other families, and also as a venue for writing and painting courses which we run through our business, Ways With Words.

The house is set within a small, friendly hamlet populated by about 8 other French households: farmers, a retired teacher and a young Parisian couple (photographer / designers).

The Accommodation

The house has high ceilings, beamed rooms and is light and airy. It is currently arranged with a large kitchen/ dining room and 2 living rooms (1 ground floor with wc off, and 1 first floor) each with access to the outside.



The kitchen has a large cheminée and French windows leading into the courtyard. To the rear of the kitchen is a large utility room, a boiler room, a storage room and a cellar. A large fridge, drinks fridge, washing machine, dishwasher and cooker will remain.

The courtyard living room leads off the kitchen and also has French windows leading to the préau (see opposite).

There is a second living room on the first floor and, as the meadow is raised, there are more French windows onto a terrace and the meadow from this room. This room could be used as a 6th bedroom.





There are 5 bedrooms (3 large double, first floor and 2 second floor rooms - one double, one single). One bedroom has an en suite shower room. There is a large family bathroom and a third bathroom on the second floor.

The Outside

The house sits on one side of a courtyard which has on its other sides a vast, newly roofed barn, an open-sided barn (un préau) and garage, and the fourth side is gated. There is a small, derelict cottage attached to the large barn and a piggery - both with lots of potential.

Behind the house is a flat meadow of approx 1 acre with a 12m x 6m swimming pool and a wooden pool house. There is a newly installed pump, filter system and security fence which conforms to the recent French law – which requires all pools to be fenced to specific standards.

The meadow has 4 walnut trees (which means we always have a plentiful supply for Christmas and beyond) and a large, productive fig tree. We keep about half of the meadow cut short and the rest is cut once a year but allowed to grow long.

Immediately across the lane from the house we own a further 1.5 acres of land which we haven't developed. Beside the house is a parking area for up to 4 cars.



The Area

LEYGONIE is a small hamlet surrounded by French farm land: sunflowers, maize and straight rows of Lombard poplars. The river Dronne is 15 minutes walk. Ten minutes drive away there is a proper French 'beach' on a wide stretch of the river with sand and a diving board. This is on the edge of the village of Aubeterre.

AUBETERRE – 8 km away, is full of galleries, potteries and restaurants with tables in the lovely square. It also has an amazing *église monolithe* – a church carved out of the rocks.

RIBERAC - 3 km away, is a typical small French town. It has an extensive market on Fridays and all the shops you need. Everyone sits in cafés around the market drinking coffee and eating croissants. Many small stalls sell local produce: cheese, foie gras, honey, olives, wine as well as fruit and vegetables.

PERIGUEUX – (about 40 min drive) is the capital of the Perigord. It is a beautiful town with a medieval centre, lots of narrow pedestrianised streets and interesting squares. On Wednesdays and Saturdays the market spreads into several of the squares.

ANGOULEME – (about 45 min drive) is a large, busy city with many fine shops, a famous Romanesque cathedral and a bold, contemporary museum which houses fine arts and archeology of the Charente. The TGV goes from here directly to Paris and links up with Eurostar at Lille.

BERGERAC (45 min drive) is an attractive, medieval market town right on the Dordogne. It is full of squares, cobbled streets and large and small shops. It produces much of the region's wine. There are flights to Bergerac airport from Stansted (Ryanair) and Exeter (Flybe).

BORDEAUX – almost Paris – is the nearest big city, (1.5 hours away) and stunning.



Services

The house has a new, oil-fired boiler (fitted in November 2009) for the central heating system. The oil is stored in a 1000 litre tank in the big barn. There is mains water and electricity. Drainage is by septic tank with soak-away into the land opposite the house. (Last year this system was checked and passed by the local authorities as part of a country-wide check on sanitation systems.) The telephone line is enabled for broadband and we get pretty fast download speeds - great for listening to Radio 4 on our laptops!

We have contacts we can pass on for English, Dutch and French gardeners, pool maintenance, plumbers and builders.

The Sale

We are asking €445,000 for the house and the land (or Sterling equivalent). There will be no agents fees involved but, as is the French system, there will be *notaire's* fees and other taxes / charges payable (amounting to ~7% of the purchase price).

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There are a few more pictures on our website: www.wayswithwords.co.uk