



Traditional stone farm with walnut business for sale in the Perigord Noir.

This 18th century renovated 3-bedroom farmhouse offers 2 additional 'Chambres d'hôte' suites and numerous outbuildings with expansion potential. Centrally located on its private 15-hectare estate it includes 10 hectares of productive walnut orchards and fully equipped drying hangar.

A private driveway leads to an open courtyard with access to the farmhouse comprising; living room (26m²) with French doors, dining room (30m²), fully fitted kitchen (23m²), w.c, bedroom 1/study (13m²), bedroom 2 (14m²), bathroom, bedroom 3 (23m²). A utility room with separate boiler room leads to the guest wing with (also with independent access) comprising; double bedroom 4 (12m²) with en-suite bathroom, bedroom 5 (16m²) with en-suite bathroom and private roof terrace with views across the orchard. This annexe (attached barn and open hangar) offer great potential for further extension.

Across the courtyard are the stone built hen- house, wood store and working bread oven.

This farm is already producing bountiful crops and is offered along with a modern, fully equipped walnut drying barn (200m²) and three modern bergeries (each 42m²) for those budding sheep farmers amongst you - all with water and electricity installed.

A wonderful tranquil location (with no neighbours in sight), within 6km of a vibrant market town makes this a great proposition with huge potential.

Town: Thenon
Dept: Dordogne
Plot size (m2): 15760
Habitable (m2): 200
Bedrooms: 5
Bathrooms: 3
Agent: Rebekah Maren

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€ 689 000



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