



Certified organic 100 acre cattle farm and orchards for sale, with chambre d'hote business, in the southern Dordogne.

This 100 acre (40 hectare) estate occupies a dominant position with magnificent views. The farmhouse dates back to the 18th century and the recently renovated barn offers 4 chambre d'hote bedrooms. The land includes 2 lakes, 75 walnut trees, vines, truffles, 26hectares of organic agricultural land and . . .

The main farmhouse (120m²) dates back some 300 years and currently incorporates on the ground floor a large kitchen, living room, two bedrooms and a bathroom. The loft (80m²) has newly fitted dormer windows and a new roof making it prime for renovation. Across the central courtyard are the old stables which have been partly converted to provide a table ?d'hote dining room along with fully equipped kitchen. An attached stone barn has been recently renovated to provide 4 comfortable en-suite bedrooms with handicap access, double-glazing and central heating.

Across a small lane is a large agricultural hangar (25mx20m) and a brick built workshop incorporating 5 horse boxes.

Of the 40 hectares of land, 27 hectares are PAC agricultural land and have been labelled BIO. These 27 hectares currently support 10 horses and 35 head of cattle, but could provide sufficient sustenance for up to 60 animals. The 60ares of vines go to make 200-300l of Pinneau and grape juice whilst 75 walnut trees provide up to 1 tonne of nuts and 13kg of natural truffles were found one year. Two small lakes are fed from the underground spring, which is also pumps water to the house and to several of the fields . . .

Town: Perigord Noir
Dept: Dordogne
Plot size (m2): 400000
Habitable (m2): 220
Bedrooms: 8
Bathrooms: 5
Agent: Rebekah Maren

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€ 636 000



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