



Near Le Dorat (87)

A working sheep farm comprising a 4 bedroom farmhouse and outbuildings set in around 120 acres of land and situated in a hamlet that is just a few kilometres from the town of Le Dorat. Suitable to carry up to 300 ewes with land in reserve for the production of cereals for winter feeding, this pleasing farm would also be suitable for cattle rearing, also for horses and other livestock. Excluding the sheep subsidies, the farm benefits from a current DPU (2011) of about •12,000 per annum plus a further •2,000 per annum of environmental subsidies.

- Ground floor:* Large living room with a wood burner, a dining area, exposed beams and exposed stone work, fitted kitchen, bathroom with wc.
- First floor:* Accessed via an oak staircase, landing/small study, 2 bedrooms, one with a large walk in cupboard, shower room with wc.
- Second floor:* 2 bedrooms, the second one of which requires a certain amount of ingenuity to by-pass the beautiful oak A-frame that bisects the room.

There is a detached barn (100 sq m) opposite that can only be used for machinery storage or other non-livestock use due to its proximity to residential houses within the hamlet, and there is an adjoining outbuilding at the rear. It would be possible to construct new tunnel barns on a previously used site on the farm with water and electricity supplies already in situ or nearby.

120 acres – the land is attached to the buildings and surrounds the hamlet, there is also a fishing lake (3,800 sq m).

288,900 •
(Agents fees incl)

LT2744/20714CA87

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.