

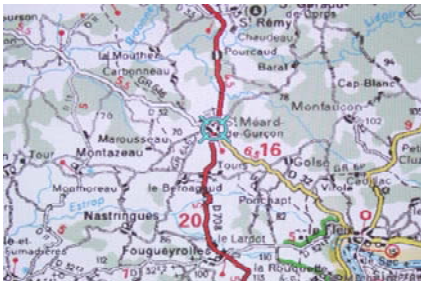
Travel

Barat is located just over an hours drive east of Bordeaux Merignac International airport and just 30 minutes to the west of Bergerac International Airport. Daily direct flights to London Stansted to Bergrac operated by the “Low cost Airlines.”

Flight information.

The most convenient airport to Barat is Bergerac with only a 30 mins drive, alternatively Bordeaux is conveniently located with an hours drive time. Car hire is available at both airports and can b e booked on line.

Company	Website	From	To
Air France	www.Airfrance.com	Gatwick	Bordeaux
British Airways	www.britishairways.com	Gatwick	Bordeaux
British Midland	www.bmibaby.com	Manchester	Bordeaux
Flybe	www.flybe.com	Southampton	Bergerac
		Bristol	Bergerac
		Bristol	Bordeaux
		Birmingham	Toulouse
		Edinburgh	Toulouse
Ryanair	www.ryanair.com	Stansted	Bergerac
Easyjet	www.easyjet.com	Luton	Bordeaux



Hamlet For Sale Barat

Situated within the tranquil rolling countryside of the Dordogne is the private hamlet of Barat set in approx 25 acres of pasture and woodlands bordering the River Lidoire , offering complete peace and tranquillity. The four properties and several barns in this Perigordian hamlet offer enormous potential for investment, home and business. The country lanes are virtually traffic-free, with regular sightings of deer and boar and red squirrels and numerous species of birds. Barat is conveniently located within an hours drive of Bordeaux Airport and only 30 minutes drive from Bergerac Airport, and is on the Michelin map page 131. Sample the delights of St Emilion vineyards, just 45 minutes drive or visit the local historic towns of Perigueux, Bergerac, Castillon-la-Bataille and Ste Foy-la-Grande, all of which have interesting weekly markets



Maison de Maitre



Old Farm and Pool



The Old Farm



La Laiterie



La Chaumiere



The Barn

Local Amenities

Nearest village St Meard de Gurçon just 3 kms from Barat. It offers village stores, 2 boulangeries, hairdressers, garage/tabac, 2 restaurants/bar, doctors practice (one English speaking Doctor) pharmacy, riding & tennis. Nearest towns, Ste-Foy-la-Grande and Montpon both 10 min drive. Auberge open at weekends, 5 mins walk.

Maison De Maitre

A renovated Maison De Maitre with picturesque stone elevations and gas central heating, attached Barns and Pigeonerie



Rear Elevation

Ground Floor

Hall (5.60x2.50m)

Original front door, built in floor to ceiling cupboards on either side with original coloured glazed tiled flooring. Telephone point, radiator, arch to rear hall with door at rear opening on to large terrace and views to the valley. Stairs to first floor. Doors to lounge and dining room.

Lounge. (5.6m x5.5m)

Windows to south and west elevations, open marble fire place with cream enamelled log burning stove. Plaster cornice mouldings, tv point, 2 radiators and panelled door leading to hall.

Dining Room (5.60m x 5.5m)

Windows to south and west elevations with feature brick window seats, Quarry tiled floor, open fireplace with log burning stove, plaster cornice mouldings, 2 radiators, door leading to kitchen.

Kitchen (6.00m x 5.60m)

Door from front of house and patio area. Feature large stone traditional fire-place with 5 ring burner gas cooker, larger built in oak farmed quarry tiled top table work surface. Quarry work top with built in double enamelled sink with drainer and feature brick panels above. Built in cupboard set in stone wall and featuring old stone sink beneath. Additional built in cupboard. Two radiators, original quarry flooring, glazed door to utility area and wet room. Glazed doors to snug.

Snug (5.0m x3.5m)

Colombage and feature stone walls, window to rear and radiator. Patio doors to rear terrace, original quarry tile floor. Door to rear utility.



Perigordine Barn

Dordogne.

Price for The Hamlet .

**Euros. 1.275 million
(£ 875,000 Approx)**

The Owners are prepared to consider retaining The Old Farm together with the Open Side Barn and Peregourdine Summer House as part of a Phased Sale, with an Option to Purchase at a later date.

These particulars are not an offer or contract nor part of one. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Every care has been taken to ensure these details are as accurate as possible but are a guide and form no part of any contract.

For further information please contact:-

**Terence Benwell +33 (0) 553 80 70 15
Stewart Cook +33 (0) 553 23 32 13**

Utility Area

Glazed door from Kitchen. Quarry tiled flooring, radiator. Plumbing for washing machine, dishwasher. This area could be opened up in to the kitchen. Feature timber wall with exposed original cow feeders. Door leading to wet room.

Wet Room

Quarry tiled floor/shower area fully tiled walls, wash hand basin, wc and radiator.

Rear Utility Area

Window to rear, glazed sink with drainer, radiator and door to barn and snug.

First Floor

Stairs to first floor area which is carpeted in natural coloured carpets. The house was re-tiled in 2003 and insulated to expose the magnificent timber structure which can be seen in all rooms. Many colombage timber walls.

Landing.

Large open plan area, radiator, window to rear, balustrading to stairwell.

Master Bedroom (5.7 x 6.4m)

Windows to south and west elevations, two radiators, feature tree support timbers, colombage wall.

En-suite

Large tiled shower, wc, Basin, radiator.

Bedroom Two (5.9 x 4.76m)

Window to south elevation, 2 radiators, feature timbers and colombage wall.

En-suite bathroom

White bath with shower attachment, WC, Basin , radiator.

Bedroom Three (4.56 x 3.50m)

Window to front, radiator, feature roof timbers, set directly opposite family bathroom.

Bedroom Four (4.50 x 2.60m)

Window to front, radiator, feature roof timbers and colombage wall.

Bathroom.

Window to rear elevation, radiator, white ceramic suite, shower attachment to bath. Feature timbers.

Attached Barns. (9.20 x 5.60m)

Large two storey barn originally a cattle byre and hay store. Used now as machinery

store and workshop. Incorporating the Gas Central Heating installation for the property. Sliding timber door as main access with internal access door to the utility area. This area could be converted into more accommodation.

Large open fronted barn attached to the above, used as garaging.

External

Large raised terrace to the rear of the property, with steps down to large lawned areas. This aspect is west facing overlooking pasture and woodland in the valley, the woodland covers several acres and bounds the River Lidoire. There is an original well which is 'live' and in service.

LA CHAUMIERE

Set at the eastern end of the foregoing property is an original workers cottage, now renovated and providing spacious accommodation.

Large open plan 'U' shaped living area windows on two elevations incorporating lounge area with log burning stove set in the original stone mantle and brick chimney breast, kitchen area with gas oven and ceramic double sink and drainer, custom built kitchen units with tiled tops, island unit forming divider to the dining area. There is also a recessed area convenient for a bed or bed settee. The overall size of this open plan area being 9.20 x 5.20m, within this area is a the bathroom with white suite, bath with shower attachment. Steps lead up to the main bedroom.

Bedroom (4.20 x 3.70m). Double glazed French doors with access to garden.

Ceramic floor tiles laid throughout the property..

There is a screened terrace to the rear with west facing aspect overlooking pasture and woodland. There is also a separate paved area set away from the cottage providing seclusion and protected from the heat of the day.



Rear Elevation



Kitchen Area

THE OLD FARM

This property is set at the front of the hamlet and is approached from the metalled rural road via the private access lane into the hamlet.. There is also a second access

EXTERNAL.

Lawns on two sides of the property, with enclosed private above ground pool and terrace, Small stone and tiled Porcherie housing pool filters and equipment.

PERIGOURDIAN BARN.

A beautiful detached stone barn with tiled roof, of traditional construction huge timber beams and trusses, having a ground floor area of 200 sq m. approx, and with height to construct a first floor. Would convert into one or more units, (subject to PP). All in good condition, electric and water services connected, with provision made for connection to private sewage system.

SERVICES.

There is an underground three phase electric supply to the Hamlet and provision has been made for a single phase supply, should it be required or appropriate to sub divide the Hamlet into separate units. Telephone services are laid underground. All services are laid in six way ducts, providing the facility for more services as appropriate.

Mains water is laid into the Hamlet, provided by Lyonnaise Des Eaux.

The Old Farm and La Laiterie have fosse septiques and these are connected to the new mini sewage disposal system, which has been installed to receive the Maison de Maitre and La Chaumiere.

GROUND.

The Hamlet is set on relatively high ground to the surrounding area and is served by an unclassified lane serving the local villages of St. Meard de Gurcon and St. Gerould de Corps. A private drive from this lane meanders through the hamlet serving all the dwellings. The land of approximately 25 acres, is laid to pasture and woodland, the ground to the rear of the hamlet facing west to south west falls gently down to the woodland in the valley to the River Lidoire, the centre of which is the property boundary. Immediately south west of the hamlet there is a small copse with a natural pond fed by a spring.

There is a wide variety of wildlife including deer, wild boar and red squirrels, there are numerous species of birds, both indigenous and migratory, far too many to mention in detail., save to say barn owls and kestrels have nested in the hamlet.

This is an unspoilt piece of rural France set in a predominantly hardwood area of the



Front Elevation



Double sided stone
Fireplace



Porcherie and Pool

Lounge/Dining Hall. (13.7 x 5.30m)

Oak boarded ceiling with oak joists and beams, ceramic tiled floor, central stone fireplace open on two sides, large patio doors to garden. Glazed entrance doors . Window to south elevation.

Kitchen. (7.60 x 2.56m)

Large kitchen with dining area, ceramic tiled floors, custom built kitchen units in french idiom with tiled worktops and splashbacks, inset double bowl ceramic sink and drainer, plumbing for washing machine and dishwasher. Glazed door to garden

Bedroom 1. (5.13 x 5.10m)

Oak boarded ceiling with oak joists and beams, ceramic tiled floor, colombage timber wall, large west facing patio doors to garden, window to south elevation.

Inner Hall to:-

Bedroom 2 (5.20 x 2.50m)

Ceramic tiled floor, colombage timber wall, , windows on two elevations.

En Suite Bathroom.

White bathroom suite, bath with shower attachment, electric towel rail, ceramic tiled floor.

Shower Room.

Large shower room, white suite, tiled walls, ceramic tiled floor, electric towel rail. Door to small adjacent dressing room with vanity unit and basin..

point onto the rural road which could be opened providing a separate access should this be required. The front of the property is south facing with an established landscaped garden of mature trees and hedges, there is hard landscaping comprising briquette paved areas, stone dwarf walls and a tiled concrete garden table, external lighting and garden power points. There is a new heated swimming pool 8.00 x 5.00m approx with roman end, set in a large paved area with feature timber fencing. There are two wells on the property with stone surrounds and original ironwork, both are 'live' and serviceable.

The property has oil fired central heating with radiators in all rooms. Underground oil storage tank

The property is entered through the original panelled front door into:-

Entrance Hall (6.83 x 2.38m)

Original clay tiled floor, stone sink and feature timbers. Radiator and a wall of fitted cupboards. There are doors leading to the living room, kitchen and a bedroom, to the rear are steps leading to two more bedrooms and a shower room.

Kitchen (4.65 x 3.40m)

Original clay tiled floor, hardwood floor and wall hung kitchen units, with tiled worktop and wall surfaces, ceramic double sink and drainer, built in electric oven, gas hob in tiled surround with black metal hand made drawers under. There is plumbing for a washing machine, dishwasher and refrigerator. Window overlooking front garden.

Living Room (6.80 x 5.78m)

Original clay tiled floor, beamed ceiling and walls of colombage construction, brick fireplace with log burning stove, range of built in cupboards and bookshelves. Window overlooking front garden Telephone and TV points.

Bedroom 1 (4.6 x 4.24m)

Ceramic tiled floors, built in wardrobes, window overlooking front garden. Walk in storage cupboard.

En suite Bathroom. (3.29 x 1.40m)

White suite, large wash basin, cast iron bath with shower. Ceramic tiled floors. Fully tiled walls. Window to east elevation.

Bedroom 2. (5.50 x 3.18m)

Original clay tiled floor, built in wardrobes. Wash hand basin, Window overlooking the summer house..

The following bedrooms and the bathroom are at a split level with access from steps in the rear of the entrance hall:-

Inner hall with large feature window facing west, telephone point.

Bedroom 3. (5.15 x 2.91m) incl. en suite shower.

Ceramic tiled floor, colombage wall, French doors out to west facing terrace and summer house. Window to rear.

En suite shower room, fully tiled, white suite, with fully tiled shower cubicle. ceramic tiled floors, electric towel rail.

Bedroom 4. (3.39 x 2.96m) Ceramic tiled floor, colombage wall, window to rear facing west.

Shower Room. Ceramic tiled floor, fully tiled walls, white suite, window to rear facing west.

An interesting feature of this property is as follows:-

A double door from the east elevation gives access to a lobby which gives access to the boiler room and to a staircase up to the roof space.

Boiler Room. (4.26 x 2.85)

Oil fired boiler (4 years old), for hot water and central heating. Secondary electric hot water cylinder. White Belfast type sink with hot and cold taps. Electric meters and oil level gauges.

Roof Space.

Access via timber staircase, fully boarded floor, dormer window to east elevation.

With the provision of further dormer windows, this area could provide two more bedrooms and bathrooms. A new staircase could be constructed from the existing entrance hall which is immediately below this area, if so desired.

EXTERNAL

TWO STOREY BARN (7.75 x 5.09m)

Stone construction with tiled roof, concrete floor. Access doors on two elevations, one double and one single door, boarded first floor with shuttered window opening. electric lighting and power points. Swimming pool filters and pump with controls sited on ground floor. The swimming pool is a salt water based system.

OPEN SIDE BARN. (10.0 x 8.39m)

Stone construction with walls on two and half sides, tiled roof.. The barn is approx. 5.50m to eaves and has a concrete floor. Electric lighting and power points. This barn could house large machinery, or could be used as garaging, should the second access point to the hamlet be utilised.

PEREGOURDINE SUMMER HOUSE. (11.50 x 9.10m)

Timber framed and colombage construction with tiled roof. The building incorporates a summer kitchen , fitted hardwood units, tiled worktops and half tiled walls complete with wood oven and ceramic sink hot and cold taps, provision for hob unit. Store room for provisions etc. Built in barbecue with chimney, built in pizza oven with metal doors. Floors are of square briquettes. There is a Services Room which houses a cold water storage cylinder and electric pump to the adjacent well, electrical fuse board for lighting and power supplies, hot water storage heater. There is both internal and external lighting and several power points.



Summer House



Terrace Old Farm



The Well 1801

LA LAITERIE.

A converted Perigourdan barn, set in the centre of the hamlet, with accommodation on the ground floor, however the roof space is boarded and the floor joists trimmed to receive a staircase, with dormer windows a further two bedrooms with bathrooms could be provided. The ground floor is ceramic tiled throughout and underfloor copper pipework installed for central heating.