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Registered alpaca farm for sale

Beautiful Perigordine farmhouse

9 hectares of land

Gardens and swimming pool

Walking distance of popular village

DPE = D GES = F



Sainte-Alvère, Dordogne
Ref 10065

€540,000

Within walking distance of the village of Sainte-Alvere, this exceptionally well appointed 9 hectare alpaca farm is offered for sale at 540 000€. Livestock could be available by separate negotiation. The farm could, of course, be used for other purposes, but it is currently a working farm breeding high quality huacaya alpacas. The owners are registered with the British Alpaca Society and all animals are registered with Llama and Alpaca Registry Europe.

The owners bought the property in 2002 and since that time have extended and augmented the property in a sympathetic and professional manner. The beautifully appointed three bedroom farmhouse, which is stone built is Perigordine in style with two stone pigeonniers. It has been carefully renovated under architectural supervision as the property is situated in an area of historical architectural importance. There is also a swimming pool, gardens and a good range of domestic offices, making this an extremely comfortable family home as well as an impressive and charismatic business. One single and one double bedroom could easily be added by simple conversions.

The owners have two comprehensive web sites, www.aquitainealpacas.com, used for general commercial purposes, with a link on the first page to a further web site developed for the sale and giving more detailed information about the land, field plans and buildings etc. Both of these sites can be accessed from French Properties Direct's own website.

HOUSE

Ground Floor

Big sitting room 45.5m²

Small sitting room 23.03m²

Entrance hall 5m²

Dining room 28m²

Kitchen 23.5m²

Fitted with painted wood units and some appliances

Corridor 7.36m²

With doors to external and internal courtyards

Internal courtyard 14.19m²

Utility room 21.12m²

Office 1 7.36m²

Office 2 4.86m²

Workshop 20.5m²

First Floor

Please note floor surface areas are shown and there are sloping ceilings plus low beams in the dressing area leading to bedroom 1.

Bedroom 1 25.41m²

With en suite bath room and adjacent dressing area

Shower room and WC 4.48m²

Dressing area 9.86m²

Bedroom 2 11.02m²

Corridor 1.44m²

Bathroom 2.43m²

WC 1.32m²

FARM BUILDINGS AND LAND

Land summary

The external fencing around the farm perimeter is reinforced with electrically charged wiring at both 10cms and 120cms above ground level. The main entrance with stone pillars has automatic electrically operated gates opening onto the driveway (c.200m) leading to the house. Within the land there are divisions into fenced and gated enclosures. There is ample provision for vehicle access and all field gates are 3 to 3.6 metres wide. This arrangement would also be suitable for ponies or other livestock.

Farm buildings

A large barn, previously used by the owners to stable two horses in loose boxes, and with a large concrete apron adjacent, is close to the entrance to the house and front courtyard. The fields surround the house, gardens and swimming pool area. These fields all have good sized and accessible field shelters, six in total, with one more still in kit form (kept in a large steel framed hay tunnel covered in tough green plastic sheeting). There are also communicating passages between the fields allowing easy movement of livestock. Also, adjacent to the house entrance gate there is a large double garage with a lockable workshop.

Gardens

The gardens, are mainly to lawn. At the back of the house there are three fenced dog runs.

Swimming pool 12m x 6m

Swimming pool plus pool house with shower, hot and cold water, separate WC, basin and a storage area. The swimming pool is mains water supplied and electrolysed salt is used for the purification system.

ABOUT THE AREA

The property is situated in the 'Perigord Noir' an area of the Dordogne which is to the north east of Bergerac and close to numerous important tourist attractions. It is close to the ruins of Chateau de Saint Alvere, which is a site of historic significance. It is under 400 metres from the village of Sainte-Alvere where you will find a comprehensive range of shops and services, a school, a weekly market, cafe/restaurant and sports facilities. Bergerac International airport is 32 km away and Perigueux is approximately 40 kms to the north



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.