



Ref : 8893MAP

## 16th century Master house in Black Perigord

Area



Habitable : 415 m<sup>2</sup>



Usable : 485 m<sup>2</sup>



Land : 900 m<sup>2</sup>

643 000 €

**Manor-house for sale Dordogne.** At only a few minutes from a thriving village in Black Perigord, beautiful historical house, entirely renovated, with an independent flat, offering a total living space of 420 m<sup>2</sup> with swimming pool and unspoilt views. Set in a hamlet, only 5 minutes from shops, this building has benefitted of the advice from the Batiment de France for a high standard renovation, with lime-rendered walls.

### IN SUMMARY

Rooms : 14  
Bedrooms : 6  
Bathrooms : 4

Swimming pool : yes  
Garage place : 1  
Parking space : 5  
Outbuildings : yes



Wood Chips



Adsl

**Advantages :** High standard renovation | Architectural features

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 2 mn

Middle School : 10 mn

High school : 20 mn



10 mn



40 mn



50 mn



50 mn

### ENERGY INFORMATION

Consommation conventionnelle 223,00 kWh/m<sup>2</sup>.an

Estimation des émissions 2,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## DESCRIPTION

### Main house:

Entrance into kitchen with cob stone floor: 27m<sup>2</sup>

Laundry room: 4m<sup>2</sup> - Toilet 2m<sup>2</sup>

Living room 1: 23m<sup>2</sup>, exposed beams, 18th century terracotta tiled floor

Living room 2 with 16th century fireplace: 67m<sup>2</sup>, monastery tiling, post roman floor

Office above the living room : 6 m<sup>2</sup> with Saint Louis stained glassed windows

Large room: 55m<sup>2</sup> parquet flooring

Lounge / Library : 31m<sup>2</sup> with 16th century fireplace

Bedroom 1: 21m<sup>2</sup> parquet flooring – dressing room 5m<sup>2</sup>

Bathroom: 5m<sup>2</sup> lime-rendered walls, terracotta tiled floors

Mezzanine bedroom 2: 21m<sup>2</sup>

Bedroom 3: 20m<sup>2</sup> with 4m<sup>2</sup> dressing room and toilet: 2m<sup>2</sup>

Independent apartment of 135 m<sup>2</sup> which could easily be reconnected to the main house

Terrace 40 m<sup>2</sup>

Ground level :

Dining room and kitchen : 34m<sup>2</sup>

Living room with fireplace: 38m<sup>2</sup> parquet floor

Bedroom 1: 14m<sup>2</sup> with bathroom, toilet and dressing room de 8m<sup>2</sup>

Bedroom 2: 8m<sup>2</sup>

1st floor

Bedroom 3: 26m<sup>2</sup> with bathroom: 7m<sup>2</sup> and dressing room of 8m<sup>2</sup>

Pool: 6 x 4,5m

Pool house: 20m<sup>2</sup>

Garage: 20m<sup>2</sup>

Relaxation area of 16m<sup>2</sup> with Jacuzzi for 4 persons, Venetian style shower and toilet:  
7m<sup>2</sup>. Bambou parquet.

Vegetable plot

The house has lime-rendered walls

Roof insulated with hemp concrete

Mullioned windows.

Are you interested ?



Marie

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