



Ref : 9086CHG

## Exceptional property in Perigord

Area



Habitable : 995 m<sup>2</sup>



Usable : 1 595 m<sup>2</sup>



Land : 8,5 Ha

911 000 €

**Property & Domain for sale Dordogne.** Set halfway between Sarlat and Bergerac, in a peaceful location with open views, this property offers 995 m<sup>2</sup> of living space on flat grounds of 8.5 ha. It comprises a 14th century presbytery and its outbuildings entirely renovated, 21 bedrooms, an infinity pool, the chapel's ruins, various outbuildings.

### IN SUMMARY

Rooms : 30  
Bedrooms : 21  
Bathrooms : 21

Swimming pool : yes  
Garage place : nc  
Parking space : 50  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Perigord | Between Sarlat and Bergerac

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 40 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



5 mn



40 mn



35 mn

### ENERGY INFORMATION

Consommation conventionnelle 269,00 kWh/m<sup>2</sup>.an

Estimation des émissions 30,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

Set close to 7 of France's most beautiful villages, charming and romantic estate. Ideal spot for tourists who wish to discover the regions castle's, gardens, water sports, walking trails and its famous geologic and prehistoric sites.

The Presbytery greets the visitor, a beautiful character residence from the 14th century, via a covered terrace of 30 m<sup>2</sup> with open views.

On the first floor:

Large lounge of 70 m<sup>2</sup> with kitchen. Impressive original fireplace.

Bedroom 1 : 28m<sup>2</sup> with a fireplace and access to the terrace.

Bedroom 2 : 15m<sup>2</sup>

Bedroom 3 : 12m<sup>2</sup>

Bathroom with bath, shower and wc: 12m<sup>2</sup>

On the ground level:

2 independent studios of 40 et 48m<sup>2</sup>, one with a meeting room . Plenty of architectural features. Adjoined, a square tower used as a room : 22m<sup>2</sup> with its own bathroom and wc: 6m<sup>2</sup>

The West wing of the presbytery is accessed via another covered terrace with 180° views, 4 further bedrooms of 14 m<sup>2</sup> each with bathroom, toilet and reversible air-conditioning.

Entrance hall : 28m<sup>2</sup>

Office : 27m<sup>2</sup>

Room : 25m<sup>2</sup>

Large dining room: 90m<sup>2</sup> with open hearth fireplace in the center of the room.

Terrace of 320m<sup>2</sup> of which 250m<sup>2</sup> are covered with old fashioned materials, preserving the property's style and respecting its original features. Kitchen and scullery of 130 m<sup>2</sup>.

Storage room : 30m<sup>2</sup> with its lean-to: 20m<sup>2</sup>

Wine cellar : 15m<sup>2</sup>

Laundry room: 40m<sup>2</sup>

West wing of the property, old renovated barn:

8 bedrooms on ground level of 22m<sup>2</sup> each with private bathrooms: 6m<sup>2</sup> and small shady terraces.

1 bedroom of 20m<sup>2</sup> + a mezzanine of 10m<sup>2</sup>, bathroom and independent wc: 8m<sup>2</sup>

At the rear of the property 2 extra bedrooms of 17m<sup>2</sup> each with bathrooms.

Garage: 29m<sup>2</sup>

Workshop: 30m<sup>2</sup>

Attic above the workshop: 300m<sup>2</sup>

Butagaz tank for heating boiler for the bedrooms.

Drainage up to standards.

Tiled infinity pool 12m by 6m, open views on the countryside and the chapels ruins.

Possibility of buying 10 additional hectares.

Beautiful estate in good condition set in a location at the heart of all touristic sites, ideal for a large family, bed and breakfast activity, weddings and seminars...

Are you interested ?



Marie

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