



Ref : 9334CHG

In the Perigord, close to Bergerac, 18th century property with large meadow

Area



Habitable : 437 m²



Usable : 283 m²



Land : 8,9 Ha

1 128 000 €

Manor-house for sale Dordogne. This middle class 18th century property is set in the Dordogne, close to Bergerac, in a quality setting in the countryside offering superb dominant views. This comfortable property offers a very comfortable main house dating back to the 18th century of 290 m², house with an independent apartment, a beautiful dovecote tower converted into 36 m² of living space, a cosy guest house of 92 m², an outbuilding used as stables of 100 m², a beautiful pool with stone beaches and stone built pool house with old framework, a fireplace. The property benefits of a superb environment in the countryside with large meadows and beautiful tall old trees. Well connected to a pump and access to a stream.

IN SUMMARY

Rooms : 13
Bedrooms : 6
Bathrooms : 5

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes

Fuel
Adsl

Advantages : Property for horse lovers | Gites and Bed and breakfast possible.

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 15 mn



20 mn



20 mn



45 mn



15 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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— DESCRIPTION

MAIN HOUSE

Ground level with access to a large stone terrace

Dining room 30.95 m² with burgandy stone floor, large double glazed wooden door leading to the terrace.

Office/library 43.34 m²

Accessible from the courtyard, burgandy stone floor, fireplace with carved jambs, stone sink connected to the dining room.

Fitted and equipped kitchen 12.07 m²

Central work island with marble worktop, Lacanche cooker, dish washer and Bosh oven, stone sink, window overlooking the garden.

Pantry 06.33 m²

accessible from the kitchen via a glass full access door, sink, door leading to the terrace, tarra cotta floor, oak cupboards with built-in dishwasher and fridge, washing and drying machine.

Hallway 13.39 m²

towards the summer kitchen and dining room, staircase towards independent apartment

WC with had wash 02.55 m²

Level 1 Access via Library / Living room

Large landing 17.80 m²

Master bedroom 1 en suite 45.63 m²

Large parquet flooring, stone fireplace, 2 windows, dressing wardrobe,

Bathroom 06.39 m² with washbasin, wall hanging Stark toilet, Bath, teck floor, window.

Bedroom 2 13.00 m²

parquet floor, window

Bedroom 3, 17.26 m²

1 glazed door, oak parquet flooring, marble fireplace,

Bathroom 06.45 m²

Bath, WC, double sink, bull's eye window

Independent flat

on Level 1 of the main building

Independant access via the garden on the back of the main buiding via glazed door.

Living room 36.52 m²

Kitchen area, fitted and equipped 14.75 m²

Bedroom 4 en suite 18.52 m²

parquet flooring

Bathroom 04.84 m²

Shower, double washbasin, bull's eye window

INDEPENDANT DOVECOTE TOWER 36.39 m²

Living room, bedroom 25.72 m²

in the bread oven area, 2 French doors facing each other.

Mezzanine, spare bedroom, 07.50 m²

Bathroom 03.17 m²

Independent summer kitchen 19.20 m²

on the courtyard level, terrace leading to the pigeonnier

Adjoining the main building

Garage 54.75 m²

Cement floor,

Boiler room

Fuel boiler CHAPPEE with hot water tank

Fuel tank 3000 L

ATTIC main house 129.03 m²

Attic which could be converted, 3 adjoining rooms 44.75 + 51.62 + 32.66

Detached, GUEST HOUSE 92.05 m²

Ground level,

Living room, 36.25 m²

Stone fireplace, terracotta tiles with inlad floor decorations, French window

Kitchen, equipped and fitted 06.44 m²

Bathroom, 06.50 m²

bath, washbasin, cupboard with hot water heater

WC 01.60 m²

1st floor

Bedroom 6, 41.25 m²

Pinewood flooring

BARN 100.00 m²

6 horse boxes

Automatic heated waterers.

Pool : 14 X 6.5 m

Stone border tile, reinforced liner, chlorine filtration system

Pool house 30 m²

Stone with exposed framework

terracotta tiled floor, stone fireplace

Technical room for the pool

Well with pump

Access to a stream on the edge of the property

Vegetable plot behind the poolhouse

Park with large trees, large meadows for horses.

Parking for 6 vehicles

Wrought iron gate with visiophone.

Are you interested ?



Marie

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