



Ref : 9482CHG

In the heart of the touristic Perigord , hamlet of 5 gites, pool, tennis

Area



Habitable : 732 m²



Usable : 160 m²



Land : 3,4 Ha

780 000 €

Property & Domain for sale Dordogne. Nestled on a hill in the Dordogne valley, with panoramic views, property dating back to the 17th offering a master house, 5 guest rooms, 4 gites, reception room, swimming pool, tennis court, sauna and a convertible barn on 3.3 ha of meadows and woods. Peaceful setting at only 3 minutes from all services.

IN SUMMARY

Rooms : 32
Bedrooms : 15
Bathrooms : 19

Swimming pool : yes
Garage place : nc
Parking space : 10
Outbuildings : yes



Wood and Electric



Adsl

Advantages : Renovated hamlet with touristic activity | Potential 5 gites

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 7 mn

High school : 20 mn



5 mn



40 mn



60 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 185,00 kWhep/m².an

Estimation des émissions 10,00 kg éqCO₂/m².an

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— DESCRIPTION

Main house: 276 m²

Ground level :

Large living room: 49.90m²

Large stone fireplace, terracotta tiled floor

Kitchen/dining room : 31.3 m² with open hearth fireplace, old stone sink, terracotta tiled floor

Bedroom 1 en suite : 29.80 m²

Bright, two windows

Bathroom : 4 m² bath, washbasin, toilet

Entrance 4.80 m²

Terrace level :

Courtyard – Terrace with views on the pool : 280m²

Ideal for a "table d'hôtes"

Views overlooking the Dordogne valley

Dining room : 36.20 m²

2 doors leading outdoors and one leading to the indoor stairway

Semi-professional kitchen: 21.20 m²

Cooking range, 2 ovens, professional dishwasher and sink, extractor, stainless steel worktops

Laundry room/scullery : 33 m²

Level 2

Bedroom 2 en suite: 12.43 m²

Bathroom with shower and toilet

Bedroom 3: 14.50m²

Bathroom with shower and toilet

Bedroom 4 en suite on two levels : 21.10 m²

Adjoined children's bedroom on mezzanine floor, bathroom and toilet

Bedroom 5: 17.30 m²

Bathroom and toilet

The bedroom area offers and independent outdoor access via an outdoor stairway.

This house could be rented as a gite for a group with 5 bedrooms en suite.

Gite 1 et 2 : 162 m²

Modern built house in the style of an tobacco drying barn, this building is divided into 2 gites of 88 m² each offering 3 bedrooms en suite.

Gite 1: 88 m²

Ground level

Living room with fitted kitchen area : 28 m²

Gas cooker, 4 rings, fridge, and dishwasher

Bedroom 1 : 15.30 m²

Bathroom and toilet : 3 m²

Floor :

Bedroom 2 en suite : 17.6 m²

Bathroom with shower, washbasin, toilet, 4.78 m²

Bedroom 3 en suite : 15.80 m²

Bathroom with shower, washbasin, toilet, 3.00 m²

Private terrace

Gite 2 : 84 m²

Ground level

Living room with fitted kitchen area 25 m²

Bedroom 1 : 12.50 m²

Bathroom 3.90 m²

wc indépendant 2 m²

Floor :

Bedroom 2 en suite : 15 m²

Bathroom with shower, washbasin, toilet, 3.50 m²

Bedroom 3 en suite : 15.50 m²

Bathroom with shower, washbasin, toilet, 3 m²

corridor

Private terrace

Reception room, seminar room, : 55 m²

Large laundry room : 19 m²

Could be converted into catering kitchen

Sauna for 4 persons

Bathroom with shower, toilet, : 4.14 m²

Gite 3 : 60 m²

Entrance : 5 m²

Equipped kitchen : 7 m²

Bathroom with shower : 2 m²

Toilet : 1,50 m²

Dining / Living room : 42 m²

Mezzanine bedroom above the living room : 12 m²

Gite 4: 50m²

Entrance via outdoor stairway, covered terrace

Living room : 30 m²

Kitchen, large living room with stone fireplace

Bathroom with shower 3 m²

Attic converted into 2 bedrooms

Bathroom with shower and wc 3 m²

Accommodation : 40m²

Living room : 14.50 m² and bedroom of 14.50 m², Bathroom with shower : 2;50m² toilet : 1.20 m²

Small house used as an office : 26.50 m²

Barn, could be partly converted into additional living space

2 single bedrooms of 20 m² each with shower room and wc..

Small Kitchen : 6,50m²

Toilet: 2m²

Floor above that could be converted of 50m²

Workshop: 28m²

Convertible attic : 62m²

Little stone house with fireplace in need of renovation : 20m²

Ideal for massage, TV room, or games room for children

Pool : 10 by 5m chlorine treatment

Tennis court

Vegetable plot

Meadows and woods offer potential for theme based accommodation

A beautiful property offering significant potential for accommodation, plenty of developments possible, in the heart of the Perigord's major touristic sites.

Are you interested ?



Marie

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