MAISONS & CHATEAUX



Ref: 9482CHG

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

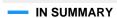
Area

Habitable: 732 m²

公 Usable:

O 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.



Rooms: 32 Bedrooms: 15 Bathrooms: 19 Swimming pool: yes Garage place : nc Parking space: 10 Outbuildings: yes

Wood and Electric



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

√ 40 mn

60 mn

-ალ 50 mn

ENERGY INFORMATION

Consommation conventionnelle 185,00 kWhep/m².an

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































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 2:84m² Ground level

Living room with fitted kitchen area 25 m²

 $\begin{array}{l} \text{Bedroom 1: } 12.50 \text{ m}^2 \\ \text{Bathroom 3.90 m}^2 \\ \text{wc indépendant 2 m}^2 \end{array}$

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,: 4.14m²

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 concerted into 2 bedrooms
Bathroom with shower and wc 3 m²

Accommodation: 40m2

Living room : 14.50 m^2 and bedroom of 14.50 m^2 , Bathroom with shower : 2;50 m^2 toilet :

1.20 m²

Small house used as an office: 26.50 m²

Barn, could be parly 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.

