



Ref : 9715ESD

**Rare. Old forge and its gites in Périgord, river, spring...**

📍 Area **NONTRON**



Habitable : 623 m²



Usable : 713 m²



Land : 6,1 Ha

1 628 000 €

**Luxurious residence for sale Dordogne.** This beautiful property is composed of an old XVIIIth century forge and its mansion. The old forge is converted into 5 charming gites, all set on 6 hectares of woods and meadows, crossed by a river. A bucolic setting, with waterfalls, lock, drinking water source. An exceptional natural environment without nuisance. The main house offers 288 m² of living space and is composed of a kitchen, a living room of 70 m², 4 bedrooms, 4 bathrooms. The main house and the five cottages are located in the heart of a landscaped park decorated with the presence of two hundred-year-old sequoias. A covered and heated swimming pool of 14 X 7 completes this beautiful set. A place full of charm in a preserved and intimate environment.

#### IN SUMMARY

Rooms : 21  
Bedrooms : 14  
Bathrooms : 10

Swimming pool : yes  
Garage place : nc  
Parking space : 15  
Outbuildings : yes



Geothermal



Source  
River



Adsl

**Advantages :** Exceptional natural environment | High economic potential

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



45 mn



50 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 80,00 kWh/m².an  
Pas de données

Estimation des émissions 2,00 kg éqCO2/m².an  
Pas de données



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## — DESCRIPTION

MAIN HOUSE : 290 m<sup>2</sup>

On the ground floor :

Entrance hall : 35m<sup>2</sup>.

Big staircase towards the floor,

Large living room : 45 m<sup>2</sup>, stone fireplace

Stone fireplace, parquet floor

Dining room : 35 m<sup>2</sup>, Stone fireplace

Stone fireplace, parquet floor

Kitchen : 10 m<sup>2</sup>

Equipped and furnished,

Bedroom 1 : 17 m<sup>2</sup>

Bedroom 2 : 24 m<sup>2</sup>

Shower-room 1 : 11 m

Shower-room 2 : 9 m

On the first floor :

Bedroom 1 : 31 m<sup>2</sup>

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

Shower room 1 : 10 m<sup>2</sup>

Shower-room 2 : 13 m<sup>2</sup>

Corridors : 33 m<sup>2</sup>

The farmhouse was rehabilitated in 5 luxurious lodgings of a capacity of reception of 18 people as well as a conference room.

Gite n°1 : 30 m<sup>2</sup>

capacity of reception 2 persons :

Bedroom : 13 m<sup>2</sup>

Kitchen, living room : 10 m<sup>2</sup>

Bathroom : 7 m<sup>2</sup>

Gite n°2 : 135 m

4 bedrooms, 2 bathrooms, capacity of 8 persons

Ground floor :

Entrance, living room, kitchen area : 56 m<sup>2</sup>.

First floor :

Landing: 21 m<sup>2</sup>.

Bathroom : 6 m<sup>2</sup>

Water room : 3 m<sup>2</sup>

Bedroom 1 : 10 m<sup>2</sup>

Bedroom 2 : 11 m<sup>2</sup>

Bedroom 3 : 16 m<sup>2</sup>

Bedroom 4 : 12 m<sup>2</sup>

Gite n°3 : 15 m

capacity of reception 2 people

Bedroom : 10 m<sup>2</sup>

Shower room : 5 m<sup>2</sup>

Gite n°4 : 95 m

on 2 levels, 3 bedrooms, 2 bathrooms, capacity of 6 persons

Ground floor :

Entrance, kitchen: 35 m<sup>2</sup>.

Living room : 8 m<sup>2</sup>

Corridor: 6 m<sup>2</sup>.

First floor :

Bedroom 1 : 9 m<sup>2</sup>

Bedroom 2 : 10 m<sup>2</sup>

Bedroom 3 : 11 m<sup>2</sup>

Shower-room 1 : 12 m<sup>2</sup>

Shower-room 2 : 4 m<sup>2</sup>

Gite n°5 : 25 m<sup>2</sup>

Studio, capacity of reception 2 people :

Bedroom : 11 m<sup>2</sup>

Shower room : 13 m<sup>2</sup>

Reception room : 35 m<sup>2</sup>

Sanitary space

Covered swimming pool :

pool 14 X 7 m,

heated by heat pump,

liner, chlorine filtration

Parking

This unusual property with its exceptional natural setting is located 5 minutes from a sub-prefecture and 50 minutes from Périgueux and

Angoulême.

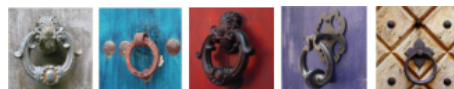
Are you interested ?



Marie

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