



Ref : 9891CHG

19th century manor house with outbuilding, a stone's throw from Périgord

Area Bouriane, Proche PRAYSSAC



Habitable : 244 m²



Usable : 463 m²



Land : 8 877 m²

297 000 €

Maison de maître for sale Lot. Between Lot and Dordogne, in Bouriane, close to the Périgord Noir, beautiful mansion from the XIXth century of more than 240 m², ideal to create a large family house, 6 bedrooms, possibility to fit out 125 m² of attic, an outbuilding with bread oven, 2 garages, the whole set in a park of hundred years old trees of more than 8000 m², at the exit of the village at 5 mn from the shops.

IN SUMMARY

Rooms : 8
Bedrooms : 6
Bathrooms : 2

Swimming pool : no
Garage place : nc
Parking space : nc
Outbuildings : yes

Gas
 Adsl

Advantages : Manor house | 5 mins from shops

SERVICES



1st Shops : 3 mn



All shops : 14 mn



Health : 33 mn



Elementary : 1 mn

Middle School : 14 mn

High school : 33 mn



33 mn



40 mn



77 mn

ENERGY INFORMATION

Consommation conventionnelle 146,00 kWhép/m².an

Estimation des émissions 38,00 kg éqCO2/m².an



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— DESCRIPTION

This property offers beautiful surfaces, a potential of development on more than 460 m² useful, with its attic to be fitted out and its dependence to be restored.

The ideal property to make a large family house or to develop a gîte and guest house activity.

The master house of 244 m² of living space.

On the ground floor,
a crossing corridor, serves :

a living room : 28 m² with
with open fireplace,

a kitchen : 23 m², fitted
fitted and equipped, with open fireplace

library or bedroom 1 : 27 m² with parquet
with parquet floor and open fireplace,

Bedroom en suite 2 : 16 m² with
with shower room,

a separate toilet,

On the second floor, with parquet floor :

Bedroom 3 and 4 : 21 and 22 m², a bathroom with toilet

a bathroom with wc : 10 m², accessible from
accessible from bedrooms 3 and 4

Bedroom 5 : 18 m² with
with dressing room of 3.50 m².

Bedroom 6 : 13 m² (13 sqm)

a room with water inlet : 9 m² accessible
accessible from bedrooms 5 and 6.

On the second floor :

convertible attic of 125 m².

The outbuilding :

old small house of 20 m² on the ground with floor,
two garages of 18 and 22 m² on the ground with convertible floor.

Gas boiler Viessmann with buried tank,
Sewage system with mains drainage
Double glazed windows in PVC or wood.

Beautiful house of charm to discover, ideal for family house, or activity of lodging and
rooms of hosts, with two steps of the Black Périgord.

Are you interested ?



Marie

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