



Ref : 8463MAP

## Old farmhouse renovated in Black Perigord

Area **thonac**



Habitable : 325 m²



Usable : 100 m²



Land : 2,9 Ha

696 800 €

**Farmhouse & Mas for sale Dordogne.** Nice renovated property from the 18th century, composed of a main house of 160 m², two independent holiday houses of 90 and 75 m², small lake, tennis court and river with trout, set on flat land of 2.85ha. Close to a sumptuous castle and all shops.

### IN SUMMARY

Rooms : 12  
Bedrooms : 8  
Bathrooms : 6

Swimming pool : no  
Garage place : 2  
Parking space : 8  
Outbuildings : yes



Geothermal



Adsl

**Advantages :** High standard location | High standard location

### SERVICES



1st Shops : 2 mn



All shops : 10 mn



Health : 25 mn



Elementary : 2 mn

Middle School : 12 mn

High school : 25 mn



15 mn



15 mn



30 mn



30 mn

### ENERGY INFORMATION

Consommation conventionnelle 329,00 kWh/m².an

Estimation des émissions 14,00 kg éqCO2/m².an



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## DESCRIPTION

Main house: 160m<sup>2</sup>

Entrance via a covered terrace of 40m<sup>2</sup>

Dining / Living room of 40m<sup>2</sup>

Fitted kitchen : 18m<sup>2</sup> - Laundry room: 6,50m<sup>2</sup>

Mezzanine with office corner: 18m<sup>2</sup>

Hallway 8m<sup>2</sup>

Bedroom 1: 18m<sup>2</sup> with bathroom and toilet 4m<sup>2</sup> - dressing room: 3,90m<sup>2</sup>

Bedroom 2: 19,50m<sup>2</sup> with bathroom and toilet 4m<sup>2</sup>

Bedroom3: 18m<sup>2</sup> with bathroom 5m<sup>2</sup> - toilet :2,20m<sup>2</sup>

Holiday let 1: 90m<sup>2</sup> 3 bedrooms, open hearth fireplace, open plan kitchen

Holiday let 2: 75 m<sup>2</sup> 2 bedrooms, open plan kitchen, bread oven.

Anti-break-in windows

Geothermal heating system

Small lake fed by river and private beach

Garage

Wood shed

Petanque area

Are you interested ?



Marie

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