



Ref : 8868TPL

## Manor in classified village

Area



Habitable : 323 m<sup>2</sup>



Usable : 558 m<sup>2</sup>



Land : 6 000 m<sup>2</sup>

953 000 €

**Manor-house for sale Dordogne.** In a historical village in Black Perigord, renowned for its peasants uprisings during the French revolution. Beautiful Manor house with stone slate roof offering 320 m<sup>2</sup> of net living space on 6000 m<sup>2</sup> of flat grounds, swimming pool and panoramic terrace. A covered terrace links the main house to the guest house/ caretaker's house.

### IN SUMMARY

Rooms :  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : yes  
Garage place : nc  
Parking space : 5  
Outbuildings : no



Wood and Fuel



Adsl

**Advantages :** Black Perigord | Renown village

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 35 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 35 mn



30 mn



15 mn



50 mn



45 mn

### ENERGY INFORMATION

Consommation conventionnelle 207,10 kWh/m<sup>2</sup>.an

Estimation des émissions 45,20 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

Main house :

Entrance hall : 12m<sup>2</sup> with built-in wardrobe 4 m<sup>2</sup> + wc : 2m<sup>2</sup>

Living room : 37m<sup>2</sup>, tiled floor, fireplace and access to the terrace.

Dining room : 36m<sup>2</sup>

Kitchen : 20m<sup>2</sup> with French bay windows leading to the panoramic covered terrace.

First floor :

Landing 8m<sup>2</sup>

TV lounge or bedroom: 17m<sup>2</sup>

Bedroom: 19m<sup>2</sup>

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

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

Bathroom with WC 6,50m<sup>2</sup>

Bathroom with WC: 10m<sup>2</sup>

Storage cupboard: 3m<sup>2</sup>

Attic for conversion: 90m<sup>2</sup> 2.80 m ceiling height

Carataker's house / Guest house

Living room : 35m<sup>2</sup> with fireplace and authentic cobstone floor

Kitchen: 4m<sup>2</sup>

WC : 1,50m<sup>2</sup>

4 large openings

First floor:

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

Bedroom: 14m<sup>2</sup> with bathroom : 5m<sup>2</sup>

Basement : 140m<sup>2</sup>

Including a garage of 81m<sup>2</sup>, fuel storage: 15m<sup>2</sup>, Laundry room : 18m<sup>2</sup>, boiler room: 10m<sup>2</sup>  
and workshop: 16m<sup>2</sup>

Alarm

Indoor shutters on all windows

Two fireplaces

Uncovered terrace de 60m<sup>2</sup>

Covered terrace de 40m<sup>2</sup>

Are you interested ?



Marie

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