



Ref : 8893MAP

16th century Master house in Black Perigord

Area



Habitable : 415 m²



Usable : 485 m²



Land : 900 m²

643 000 €

Manor-house for sale Dordogne. At only a few minutes from a thriving village in Black Perigord, beautiful historical house, entirely renovated, with an independent flat, offering a total living space of 420 m² with swimming pool and unspoilt views. Set in a hamlet, only 5 minutes from shops, this building has benefitted of the advice from the Batiment de France for a high standard renovation, with lime-rendered walls.

IN SUMMARY

Rooms : 14
Bedrooms : 6
Bathrooms : 4

Swimming pool : yes
Garage place : 1
Parking space : 5
Outbuildings : yes



Wood Chips



Adsl

Advantages : High standard renovation | Architectural features

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 2 mn

Middle School : 10 mn

High school : 20 mn



10 mn



40 mn



50 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 223,00 kWh/m².an

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



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

Main house:

Entrance into kitchen with cob stone floor: 27m²

Laundry room: 4m² - Toilet 2m²

Living room 1: 23m², exposed beams, 18th century terracotta tiled floor

Living room 2 with 16th century fireplace: 67m², monastery tiling, post roman floor

Office above the living room : 6 m² with Saint Louis stained glassed windows

Large room: 55m² parquet flooring

Lounge / Library : 31m² with 16th century fireplace

Bedroom 1: 21m² parquet flooring – dressing room 5m²

Bathroom: 5m² lime-rendered walls, terracotta tiled floors

Mezzanine bedroom 2: 21m²

Bedroom 3: 20m² with 4m² dressing room and toilet: 2m²

Independent apartment of 135 m² which could easily be reconnected to the main house

Terrace 40 m²

Ground level :

Dining room and kitchen : 34m²

Living room with fireplace: 38m² parquet floor

Bedroom 1: 14m² with bathroom, toilet and dressing room de 8m²

Bedroom 2: 8m²

1st floor

Bedroom 3: 26m² with bathroom: 7m² and dressing room of 8m²

Pool: 6 x 4,5m

Pool house: 20m²

Garage: 20m²

Relaxation area of 16m² with Jacuzzi for 4 persons, Venetian style shower and toilet:
7m². Bambou parquet.

Vegetable plot

The house has lime-rendered walls

Roof insulated with hemp concrete

Mullioned windows.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com