



Ref : 9243ESD

In a hamlet combination of 4 houses and 2 barns , ideal for a gite business

📍 Area **Secteur Hautefort**



Habitable : 334 m²



Usable : 416 m²



Land : 5,1 Ha

798 000 €

Farmhouse & Mas for sale Dordogne. In Perigord noir close to Lascaux, on 5ha, renovated character combination composed of 4 dwellings, 2 barns, a pool house with natural pool, vegetable garden, reversible air conditioning, water cistern, drainage system up to standards. Farm N°1 Ground floor Lounge 28m², exposed stone walls, bamboo wooden floor, exposed beams, bay window with wooden frame and double glazing and reversible air conditioning. Bedroom 1 : 15m², bamboo wooden floor, French window and window with double glazing, fire place, exposed beams, reversible air conditioning, attic with 30cm fiberglass. Corridor : 4m², bamboo wooden floor. Bedroom 2 : 14.50m², pine wooden floor, double glazed window, cupboards. Kitchen : 24.50m², fitted and equipped, tiled floor, 5 burners range cooker with oven, American refrigerator-freezer, wood stove, low voltage lightening. Massive chestnut wooden door leading outside. Landing : 6m², tiled floor, possibility for washing machine and dryer. Shower room : 7m², tiled floor, double basin and large mirror, large Italian shower cabin, electric radiator towel dryer. Wc : 1.10m², tiled and ventilation.

IN SUMMARY

Rooms : 16
Bedrooms : 9
Bathrooms : 5

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



Heat pump



Adsl

Advantages : Perfect condition | Close to Lascaux

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 35 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 15 mn



10 mn



15 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données



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— DESCRIPTION

Upper floor, converted attic :

Bedroom 3 : 20.50m², 33m² floor area, insulation with 30cm fiberglass, new pine wooden floor, 2 windows, reversible air conditioning

Bedroom 4 : 10m² living area, 16m² floor area, pine wooden floor, skylight, insulation 30cm fiber glass, reversible air conditioning

Converted attic : 10.50m², insulated, pine wooden floor

Cellar with pipes access

House N° 2 : 62m² living area

Double access door

Landing : 2m², stone tiles

Shower room : 8m², stone tiles, double basin and large mirror, large Italian shower cabin, electric radiator towel dryer

Wc : 1.80m², stone tiles

Open kitchen : 12m², fitted and equipped, cooking plate with 4 gas burners, hood, refrigerator, dish washer, large earthenware white sink

Lounge : 21 m², bamboo wooden floor, wood stove, Massive chestnut wooden door leading outside, 2 windows with double glazing, exposed stone walls

Bedroom 1 in mezzanine of 17.50m², old wooden floor, exposed beams, 1 window, reversible air conditioning.

Attached barn : 43.50m² floor area, possibility on a floor. Water, electricity and discharge pipes.

Waterproof cistern of 3500L for rain water used for toilets and pool (special pump with automatic switch to the network)

Septic tank up to standards, 6000L with spreading and settling tank

Natural pool with automating filling

Pool house

Parking area

Vegetable garden

House N°3 : one-storey house, very comfortable

Living room : 37m², open kitchen, "Schmidt", fitted and equipped, induction plate with 4 burners, stainless steel Neff hood, stainless steel basin with shower and mixing faucet, Neff oven, refrigerator, Whirlpool dish washer for 6 covers, remote controlled led lightening, exposed stone walls, new wooden frames with double glazing, inner shutters, French window for access 21m² covered terrace, solid wooden floor 22m², fire place with wood stove, exposed beams, not converted attic with 30cm fiber glass, reversible air conditioning in the ceiling.

Bathroom : 9m², wc, basin and mirror, bathtub with removable shower protection, washing machine, Whirlpool dryer, Acova electric radiator towel dryer, solid wooden floor.

Bedroom : 10.50m², dressing, large aluminum sliding bay window with electric shutter, solid wooden floor.

All frames are made up to measure and with double glazing.

House N° 4 :

New entrance glassed door with double glazing

Entrance hall : 5.50m², new tiled floor

Kitchen : 7.50m², fitted and equipped, 4 burners gas plate, oven, hood, 2 stainless steel sink, refrigerator, wood work surface, electric radiator.

Lounge/dining room : 22m², tiled floor, wood stove

Shower room : 7m², tiled floor, Italian shower, wc, washing machine, hot water tank 150l.

Storage space under the stairs with electrical equipment box.

First floor

Sprung floor

Landing 4.50m²

Bedroom 1 : 8.50m²

Wc : 1m²

Bedroom 2 : 9m²

Bathroom : 3 m², bathtub with shower, bamboo wooden floor, basin and mirror, electric radiator towel dryer

Bedroom 3 : 8.50

Bedroom 4 : 9.50m²

Heating for the first floor by reversible air conditioning (Split in the attic)

All windows are single glazing and shutters

Electricity, insulation, plumbing, heating, septic tank, drainage, water cistern, floors : redone.

The all combination is set on 5 hectares, close to all amenities, schools and touristic sites.

Property perfectly maintained, it would ideally fit a gite business.

Are you interested ?



Marie

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