



Ref : 9343ESD

Close to Perigeux, comfortable chateau 19 century with gest house

Area

Habitable : 380 m²

Usable : 480 m²

Land : 3,5 Ha

1 390 000 €

Chateau for sale Dordogne. Close to Perigeux, at the heart of a wooded park, château from the 19th century of 380m², 5 bedrooms with bathrooms or shower rooms, kitchen, lounge, dining room, projection room, laundry, apartment, geothermal heating, guest or guardhouse of 88m², workshop of 61m², shed 39m², heated swimming pool 7x7m with chloral system, rain water cistern, main drainage. Wooded park of 3.50 ha with automatic portal.

IN SUMMARY

Rooms : 16
Bedrooms : 8
Bathrooms : 7

Swimming pool : yes
Garage place : nc
Parking space : 10
Outbuildings : yes

 Geothermal
 Adsl

Advantages : Comfortable | Close to all amenities

SERVICES

 1st Shops : 10 mn  All shops : 10 mn  Health : 10 mn

 Elementary : Nearby  Middle School : 10 mn  High school : 10 mn

 10 mn  10 mn  90 mn  90 mn

ENERGY INFORMATION

Consommation conventionnelle 56,00 kWh/m².an

Estimation des émissions 19,00 kg éqCO₂/m².an



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— DESCRIPTION

Chateau

Garden floor

Bikes place :9m², vaulted room

Airlock access to the projection room : 9.30m², vaulted, water supply with stainless sink, tiled floor.

Projection room : 55m², screen + video projector, vine cupboard, refrigerated ba, sound system. Waxed concrete floor, cast iron radiators.

Space with hot water tank and electric meter : 2m²

Space for heat pump with hot water tank : 4m²

Access laundry : 12m², professional washing machine and dryer, double stainless steel sink, tiled floor, staircase to first floor

60m² apartment with bedroom, shower room, living room and access park.

First level

Entrance on south-east side : 4m², distributing onto reception and dining room

Reception : 11m²

Wc with hand wash : 1.80m²

Study : 13.50m², porcelain tiles , access to the dining room

Dining room :43.50m²,oak wooden floor, access to north-west terrace by a double glazed door

Terrace with balusters, views over park : 24m², stone stairs leading to park and garden floor

Large lounge : 27.50m², pine wooden floor, fire place with trumeau, terrace access

Breakfast preparation room : 6.50m², refrigerated cupboard

Kitchen with stainless steel central island : 14m², fitted and equipped Siemens induction plate, Roblin stainless steel hood; Siemens oven and micro wave oven, access to private terrace by a double glazed aluminum sliding bay window

South east terrace : 16x16m, wood boards with integrated lightening, views over park

Second level

Landing : 4.50m², pine wooden floor

Corridor : 13.50m²

Bedroom 1 : 12m², in small tower, pine wooden floor, basin

Shower room : 2.15m², shower, wc, tiled floor

Bedroom 2 : 22m², cupboards, sprung floor, shower room, wc, basin, shower, blowing radiator

Bedroom 3 : 33.50m², solid pine wooden floor, cupboards, bathtub, wc, double basin, tiles

Bedroom 4 : 24m²,landing 3.75m², solid wooden floor, cupboard, bathtub, basin, wc, blowing radiator

Bedroom 5, 35m², in tower

Entrance : 2m², sprung floor

Wc : 1.20m hand wash

Stairs leading to the room

Landing : 4.50m², cupboards

Shower room : 7m², basin, Italian shower, large skylight

Storing area : 2.20m²

Bedroom 18m², air conditioning, sprung floor, large skylight

Guest house in a former barn restored : 88m², possible independent access.

Grey aluminum windows frame with double glazing, large sliding bay window with access to the south west terrace

Living room : 51m², solid wooden floor with large boards on slab, open kitchen fitted and equipped, Bosh hood, gas cooker 5 burners + Smeg oven, Bosh dish washer, Siemens freezer and refrigerator

Wood stove and Blyss electric radiators

Terrace north west access : 15m², garden

Access to workshop : 61m², on 2 levels, cedar frame and roof redone

First floor

Solid pine wooden floor on slap, metal and wood staircase

Landing : 11m², skylight

Bedroom 1 : 12.50m², bay window over garden, dressing and storage

Bedroom 2 : 11.50m², bay window over garden, dressing

Wc, ventilation system

Shower room : 4.70m², large Italian shower, ventilation system, large basin and mirror, dressing, electric towel dryer radiator , skylight

Solid wooden doors

Wooden terrace : 9.50mx4m

Swimming pool : 7x7m, chloral system, heated by heat pump, liner, large wooden beach, protected by high stone walls on two faces

Swimming pool technical local, filter and pump from February 2014, automatic PH adjustment

Shed : 39m², semi open on swimming pool and guest house

Outside lightening and lightening in the trees

Main drainage

Geothermal heating system : 2000 euros in average per year

30m drilling

Wooden park of 3.50 ha with portal

Ideal for a family or a bed and breakfast activity

Close to all amenities.

Are you interested ?



Marie

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