



Ref : 9398CHG

In Perigord, renovated mansion at the heart of a village

Area



Habitable : 170 m²



Usable : 300 m²



Land : 840 m²

270 000 €

Luxurious residence for sale Dordogne. In black Perigord, large renovated Master House of 170 m² living space in the heart of village, with fitted and equipped kitchen, lounge/ living room with two-sided fireplace, 3 bedrooms, 1 bathroom, 1 shower room, 82 m² of convertible attic, summer kitchen, cellar, landscaped garden, rain water recovery tank, septic tank up to standards, recent oil Viessmann boiler. Comfortable and bright in a quiet environment. 15 mn from the A89 motorway. Maison de maitre Access by large metal gate and pedestrian gate. Large wooden terrace.

IN SUMMARY

Rooms : 7
Bedrooms : 3
Bathrooms : 2

Swimming pool : no
Garage place : nc
Parking space : 3
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Very bright | Comfortable

SERVICES



1st Shops : 10 mn



All shops : 30 mn



Health : 35 mn



Elementary : 3 mn

Middle School : 8 mn

High school : 15 mn



10 mn



10 mn



50 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

A

B

C

D

E

F

G

A

B

C

D

E

F

G



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DESCRIPTION

Ground floor.

Entrance: 8.50 m² with staircase 19th century

Toilets: 1.60 m², wash basin.

Kitchen fitted and equipped, with range cooker 5 gas burner, hood, oven, sink, cupboards high and low, sandstone floor.

Living area: 32.00 m² with open stone double-sided fireplace, exposed beams, integrated closet, solid oak wooden floor, double glazed door on the south side, access to the terrace.

Dining area: 23.00 m², solid oak parquet, fireplace, double south glass door, terrace access, east window. Bright

1st floor

Level: 2.60 m², antique parquet, south window.

Landing : 9.70 m², sprung floor, south window.

Bathroom: 9.60 m², bathtub, shower cabin, washbasin, towel dryer radiator on central heating, north window.

Bedroom 1: 13.00 m², sprung floor, closet, north window.

Bedroom 2 en suite: 15.50 m², sprung floor, south and east window, very bright, shower room of 7.60 m², shower cabin, sink, dressing room, towel dryer on central heating, tiled floor.

Landing: 1.70 m², sprung floor

Toilets: 2.00 m², hand washer, tiled floor.

Bedroom 3: 20.50 m², sprung floor, south and west window, space awaiting for a shower.

Second floor:

Convertible attics: 82.00 m², 4 openings South, 1 East, 1 West, 1 North, beautiful frame, renovated roof non insulated.

Outbuildings

Wood shelter and fuel tank

Medieval buried and vaulted cellar : 20.00 m², hearth floor, access by stone staircase of 11 steps.

Summer kitchen: 21.00 m², oak and pine frame, reconstructed stone floor, stone walls, open on two sides, east and south facing, electricity.

Large rainwater recovery tank for garden watering.

Second entrance for parking 3 cars, graveled floor.

Landscaped garden, easy to maintain: iris, lavender, rose bush, cypress, olive tree.

Storage for bicycles.

Septic tank to standard

Double glazing on all openings.

Ventilation shower room and bathroom.

Bright house, comfortable and spacious, very pleasant to live in.

Are you interested ?



Marie

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