# MAISONSELLER DE PRESTIGE & DE CARACTERE



### Ref : 9398CHG

## In Perigord, renovated mansion at the heart of a village

• Area

Habitable : 170 m <sup>2</sup>	பsable :	300 m²	A Land : 840 m <sup>2</sup>	270 000 €	

**Luxurious residence for sale Dordogne.** In black Perigord, large renovated Master House of 170 m<sup>2</sup> 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 m<sup>2</sup> 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			
	Swimming pool : Garage place : r Parking space : Outbuildings : ye	nc () 3 () Adsl	
Advantages : Very bright   Comfortable			
- SERVICES			
1st Shops : 10 mn 🛛 🗮 All sho	ops : 30 mn	H Health : 35 mn	
Elementary : 3 mn Middle	e School : 8 mn	High school : 15 mn	
🚊 10 mn 🕁 10 mn 🕁	50 mn		
ENERGY INFORMATION Consommation conventionnelle 0,00 kWhep/m <sup>2</sup> . Pas de données		stimation des émissions 0,00 kg éqCO2/m².an as de données A B C D E F G	
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# MAISONS CHATEAUX

# DESCRIPTION

#### Ground floor.

Entrance: 8.50 m<sup>2</sup> with staircase 19th century

Toilets: 1.60 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup>, solid oak parquet, fireplace, double south glass door, terrace access, east window. Bright

#### 1st floor

Level: 2.60 m<sup>2</sup>, antique parquet, south window.

Landing : 9.70 m<sup>2</sup>, sprung floor, south window.

Bathroom: 9.60 m<sup>2</sup>, bathtub, shower cabin, washbasin, towel dryer radiator on central heating, north window.

Bedroom 1: 13.00 m<sup>2</sup>, sprung floor, closet, north window.

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

Landing: 1.70 m<sup>2</sup>, sprung floor

Toilets: 2.00 m<sup>2</sup>, hand washer, tiled floor.

Bedroom 3: 20.50 m<sup>2</sup>, sprung floor, south and west window, space awaiting for a shower.

#### Second floor:

Convertible attics: 82.00 m<sup>2</sup>, 4 openings South, 1 East, 1 West, 1 North, beautiful frame, renovated roof non insulated.

### Outbuildings

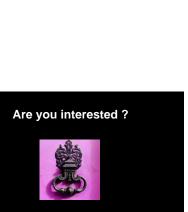
Wood shelter and fuel tank

Medieval buried and vaulted cellar : 20.00 m<sup>2</sup>, hearth floor, access by stone staircase of 11 steps.

Summer kitchen: 21.00 m<sup>2</sup>, 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.



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