



Ref : 9417CHG

Beautiful property for sale Périgord, Dordogne

Area



Habitable : 732 m²



Usable : 1 482 m²



Land : 53,5 Ha

750 000 €

Manor-house for sale Dordogne. Périgord, in dominant position with panoramic views, rare property built during the first part of the 18th century in U shape enclosed on the north side by a charterhouse of about 630m² living space, with a tower on the east side and on south side two wings used as barns and service quarters, forming a yard closed by a gate and a large portal on south and a French garden at north, a guest house, swimming pool with pool house, the all combination on 50ha of park, garden, land and meadows. Rare.

IN SUMMARY

Rooms : 12
Bedrooms : 8
Bathrooms : 8

Swimming pool : yes
Garage place : 2
Parking space : 6
Outbuildings : yes

Fuel
 Adsl

Advantages : Gorgeous property in dominant position | Large volumes

SERVICES



1st Shops : 7 mn



All shops : 7 mn



Health : 7 mn



Elementary : 5 mn

Middle School : 7 mn

High school : 7 mn



7 mn



15 mn



60 mn



45 mn

ENERGY INFORMATION

Consommation conventionnelle 183,00 kWh/m².an

Estimation des émissions 41,00 kg éqCO₂/m².an



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— DESCRIPTION

MAIN HOUSE 632.90m²

Ground floor : 262.70m²

Average ceiling height : 3m

Entrance hall : 70m²

Large gallery of about 40m long distributing the all level.

Access from outside on south and north frontages by two double doors, this entry forms a symmetric axe north/south extending in the enclosed courtyard and the garden on north side/

Terra cotta floor.

Large lounge and library : 38.90m²

Access by the gallery by nice walnut wood double doors

Wooden floor, marble fire place, mural library

Office or bedroom 1 : 23.20m², marble fire place, 2 windows, 2 mural wardrobe

Bedroom2 en suite : 23.10m², marble fire place, 2 windows, 2 mural wardrobe

Adjoining bath room : 7.80m², bath tub, bidet, basin, mural wardrobe

Wc with wash basin : 1.70m²

Concrete tiled floor. Stained glass door

Sauna and shower : 13.50m², terra cotta floor

Shower room for guests : 12m², wc, shower, basin

Cellar : 7.10m² under the staircase, graveled floor

Governess apartment

Kitchen : 20.40m², terra cotta floor, fire place, window on garden , north side

Bedroom 3 : en suite : 20.80m²

Bath room : 7.10m² bath tub, basin, wc

Laundry : 16.60m², terra cotta floor, double sink, possibility for washing machine, of hot water tank by electric accumulation

WEST WING : 119.70m²

Lounge : 28m², English wooden floor, stone fire place, French window to the terrace on pool side, east side

Dining room : 40.90m², large stone fire place, terra cotta floor, outside access by glassed door to the courtyard, east side

Kitchen : 27.50m², fitted, tiled floor, glassed door to the courtyard, east side

Boiler room : 23.30m², terra cotta floor, a window, De Dietrich boiler, hot water tank, sink, access to bread oven and plums oven

Upstairs, main house, 250m².50, ceiling height 3.70m

Walnut stairs, walnut floor

Landing : 61.50m² serving the all floor, 4 windows, nice wooden floor

Large office : 35.50m², wooden floor, fire place, 3 windows on the faces, access to the attic

Bedroom 4 en suite with dressing: 28.50m²

Access gallery by double walnut door, wooden floor, fire place, 2 windows on garden

Shower room : 11.80m², wooden floor, shower, double sink, independent wc

Dressing : 6.30m²

Bedroom 5 MASTER en suite : 62.30m², access gallery by double door

Bedroom : 39.30m², wooden floor, 2 windows on garden side, fire place

Bathroom : 16.90m², wooden floor, window, basin, bidet, wc

Dressing : 6.10m²

Bedroom 6 en suite : 47.80m²

Bedroom : 23.30m², wooden floor, 2 windows on garden side, fire place

Adjoining shower room : 11.70m², wooden floor, window, bathtub, basin

Dressing : 11.60m²

Wc

Outbuildings : 143.10m²

Shed1 : 7m², double doors, terra cotta floor

Shed 2 : used as a garage : 48m², concrete floor, reachable from the boiler room

Shed 3 : used as a workshop : 41m²

Garage : 47.10m², concrete floor, window, concrete ceiling, hot electric water tank for the housekeeper apartment.

Housekeeper apartment: 100.50m²

Garden floor

Entrance 10.30m², terra cotta floor, wood staircase to the upper floor

Independent wc : 1.20m²

Kitchen :19m², fitted, door to terrace south side, terra cotta floor

Mezzanine : 37.10m²

Landing : 2m²

Shower room : 5.70m², tiled floor, window, 2 basins, wc, shower

Bedroom 1 : 12.50m², window, mural wardrobe

Bedroom 2 : 13.90m², window, mural wardrobe

Heated by main central heating from the main house

EAST wing, former farming building, closing the courtyard

Barn : 95m², access by portal

Shed : 49m², 2 windows, a bull eye

Former wine storehouses : 106m², concrete floor, concrete tank, 3 openings on the south exposed wall, height 6.20m

Large courtyard, enclosed by a gate, pebble and rammed earth floor

South garden à la Française with basin, graveled path.

Swimming pool with views, with access by the terrace on the west side by a nice double staircase

Overflowing swimming pool, 16x5m, electric shutter

Pool house : 24.50m², used as a technical space and wc for 11.50m² and 22m² of covered terrace

The property of about 50 hectares comprises meadows and farming land that are actually exploited.

Motorway 15mn

Périgeux 30mn

Bergerac airport 40mn

Bordeaux 1h20mn

Are you interested ?



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