# MAISONS & CHATEAUX



Ref: 9420ESD

## Stronghold house from the medieval age and renaissance

Habitable: 371 m<sup>2</sup>

**公** Usable:

O Land: 8 411 m<sup>2</sup> 432 000 €

Manor-house for sale Dordogne. Stronghold house from the medieval age and renaissance of 340m<sup>2</sup>, guest house of 31m<sup>2</sup> in the former fruit dryer, outbuilding, stables, former pigsty from the XIXth for a total of 244m<sup>2</sup>, a well, on a land of 8411m<sup>2</sup>. Located in the Périgord Limousin natural park.



Rooms: 9 Bedrooms: 3 Bathrooms: 4 Swimming pool: no Garage place : nc Parking space : nc

Outbuildings: yes

Wood and Fuel

Adsl

Advantages: Authenticity | Quiet location

#### **SERVICES**

1st Shops : 5 mn

All shops: 5 mn

H Health: 15 mn

Elementary: 5 mn

Middle School: 5 mn

High school: 15 mn

45 mn

€ 60 mn

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## **ENERGY INFORMATION**

Consommation conventionnelle 321,00 kWhep/m².an

Estimation des émissions 81,00 kg éqCO2/m².an

































#### DESCRIPTION

Stronghold house

Entrance: 24.50m², terracotta floor, former cooker, exit on the fruit dryer. 2.80m height

Bedroom: 16m2, window with window seats, washroom: 1.20m2

Wc: 1.50m<sup>2</sup> Release: 3m2

Bedroom: 15 m2, inside shutters, wash room: 1.50m2 Bedroom: 15 m2, inside shutters, wash room: 2.50m2

Bedroom: 21.50m2 fire place, window with window seats, access door to the inner

courtyard

Artist workshop: 49.50m² oak wooden floor, fire place,2 stone sinks, independent

entrance.

Release: 2.50m2 leading to the boiler room

Boiler room: 18350m2 De Dietrich boiler with fire security system, hat water tank of

150m, laundry, bread oven. Outside access. Berried Oil tank 3000L.

First floor:

Staircase

Corridor: 11.50m², oak floor, stone sink, window with window seats

Dining room: 43m², bright, oak floor, window with 2 window seats, monumental fire

place, inside shutters.

Kitchen: 16m², wooden floor, access to the attic, basic equipment, furniture's build to fit.

Wc: 2m<sup>2</sup>

Bathroom: 10.50m², bathtub, basin, inside shutters, window with window seats.

Main lounge: 51m2, wooden floor, monumental fire place, window with window seats,

inside shutters, 3.40m height.

Guest house in the former fruit dryer: 31m²

Ground floor: Wc:1m<sup>2</sup>

Kitchen corner: 2.50m2

Living room: 18.50m<sup>2</sup>, wood stone and electric radiators, stone floor.

First floor in the mezzanine:

Bedroom: 8m2

Shower room: 2.30m2, basin and shower

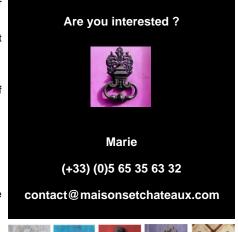
Outbuildings for a total surface of 244m2 Barn: well side: 115m2, former fodder attic

Stable: game room on the first floor 70m2, 5 boxes for horses on the ground floor. View

over the pond.

Former pigsty with former feed troughs closed by wooden shutters: 59m²

Well: ground water













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