



Ref : 9430CHG

## Large county property, ideal for animal farming or private hunting

Area gintrac



Habitable : 355 m²



Usable : 1 925 m²



Land : 89,3 Ha

960 000 €

**Property & Domain for sale Lot.** Surrounded by nature with no close neighbors, this former 19th century farm comprises a main house built on two levels and outbuildings, barns, pigsties, bread oven, and all the characteristics of a traditional rural property. The two main buildings have been renovated in order to create two independent houses.

### IN SUMMARY

Rooms : 13  
Bedrooms : 7  
Bathrooms : 6

Swimming pool : no  
Garage place : 5  
Parking space : 10  
Outbuildings : yes



Fuel



Adsl

**Advantages :** Large estate | Agricultural or hunting property

### SERVICES



1st Shops : 4 mn



All shops : 11 mn



Health : 15 mn



Elementary : 4 mn

Middle School : 11 mn

High school : 15 mn



40 mn



35 mn



40 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an  
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an  
Pas de données



### Maisons & Chateaux

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## — DESCRIPTION

Large country property ideal for farming, breeding, agro tourism project or private hunting...

Former sheepfold : 226.41 m<sup>2</sup>

Ground level :

Entrance hall: 10.12 m<sup>2</sup>

Wooden door with glass, white-washed walls, terra cotta tiled floor.

Bedroom 1 en suite : 19.02 m<sup>2</sup>

Bedroom 15.00 m<sup>2</sup>

French windows leading to the garden, indoor wood shutters, white-washed walls, seagrass carpet

Wc : 1.20 m<sup>2</sup>

Stone floor

Shower room : 2.82 m<sup>2</sup>

Walk-in shower, washbasin, stone floor

Bedroom 2 en suite : 23.84 m<sup>2</sup>

French windows leading to the garden, indoor wood shutters, white-washed walls, seagrass carpet

Shower room, walk-in shower, washbasin, stone floor

Bedroom 3 en suite : 23.93 m<sup>2</sup>

Bedroom 18.03 m<sup>2</sup>, French windows, white-washed walls, seagrass carpet

Bathroom : 05.90

Washbasin, toilet, bath, towel-drying radiator, white-washed walls, stone floor

Bedroom 4 en suite : 20.12 m<sup>2</sup>

Bedroom 15.83 m<sup>2</sup>

Built-in wardrobe, window, white-washed walls, stone floor

Shower room : 04.29 m<sup>2</sup>

Walk-in shower, washbasin, stone floor

Laundry room : 03.14 m<sup>2</sup>

Stone floor

WC : 01.77 m<sup>2</sup>

hand wash, stone floor

Boiler room : 08.67 m<sup>2</sup>

accessible from outside

Fuel central heating, 2000l tank, Boiler Idéal Standard,  
2 hot water tanks.

First floor,

accessible from indoors via a stairway or from outdoors through the former carriage gates.

Large living room with kitchen area: 121.95 m<sup>2</sup>

Former hay-loft converted into a living room, terra cotta tiled floor

Entrance through the former carriage gate, French windows with double glazing.

Large fireplace with wooden lintel and jambs, exposed framework.

All the windows are made of wood with double glazing

Exposed stone walls

Indoor stone stairway

Equipped and fitted kitchen area : Sink, fire cooktop, gas and electric, electric oven, dishwasher.

House 2 : 129.03 m<sup>2</sup>

Rez de jardin,

Cellar : 30 m<sup>2</sup>

Fuel tank

Boiler room : 26.00 m<sup>2</sup>

Living room with fitted kitchen area: 55.39 m<sup>2</sup>

Open fireplace, scullery, four windows, exposed beams, stone walls.

Kitchen area : stainless steel worktop, sink, cooker, dishwasher, refrigerator

Parquet wood floor

Corridor : 12.40 m<sup>2</sup>

Bedroom 1 : 10.44 m<sup>2</sup>

Wc : 1.68 m<sup>2</sup>

Bedroom 2 : 13.00 m<sup>2</sup>

Bedroom 3 en suite : 15.33 m<sup>2</sup>

Mezzanine bedroom area, exposed beams and framework

Bathroom : 14.22 m<sup>2</sup>

Bath, sink, stairs leading to bedroom 3 on the mezzanine

Attic 12.23 m<sup>2</sup>

Attic above the living area : 40 m<sup>2</sup>

Outbuildings : 426.00 m<sup>2</sup>

Open barn 33.00 m<sup>2</sup>

Framework reviewed in 2018 with new tiling,

Ground earth floor

Stables 288.00 m<sup>2</sup>

Garage 30.00 m<sup>2</sup>

Barn 2, 45.00 m<sup>2</sup>

Bread oven 30.00 m<sup>2</sup>

Away from the main house

Buildings and hangars : 1050 m<sup>2</sup>

Secluded between the Causse, the Limargue and the Dordogne valley amidst outstanding medieval villages with a reputation for the quality of its gastronomy and products, this property is ideal for a tourism based project or a family estate.

The 89 ha of land comprises meadows, woodland, 9 hectares of mature walnut trees.

Possibility of an extra 60 ha via a lease of land and to buy between 20 and 80 additional hectares.

Are you interested ?



Marie

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