



Ref : 9479CHG

Dordogne, Perigord style house with swimming pool and adjoining guest house

Area



Habitable : 335 m²



Usable : 343 m²



Land : 5 567 m²

575 000 €

Luxurious residence for sale Dordogne. In the countryside near a village in the Périgord noir in the Dordogne, 2007 house with swimming pool and attached guest house, all in excellent state. The main house, built in the Périgord style, offers three bedrooms, including a master suite with dressing room and a beautiful 38 sqm living room. The adjoining guest house, ideal for developing a tourist activity, like gite or bed and breakfast, consists of four en-suite bedrooms and a spacious living/kitchen. A swimming pool in a 5567 sqm large garden in which walnut trees are planted.

IN SUMMARY

Rooms : 10

Bedrooms : 7

Bathrooms : 6

Swimming pool : yes

Garage place : 1

Parking space : 6

Outbuildings : no



Wood and Electric



1st Shops : 5 mn



All shops : 13 mn



Health : 13 mn



Elementary : 5 mn

Middle School : 13 mn

High school : 13 mn



13 mn



30 mn

ENERGY INFORMATION

Consommation conventionnelle 134,00 kWh/m².an

Estimation des émissions 6,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

— DESCRIPTION

MAIN HOUSE

Ground floor with underfloor heating

Entrance hall 12.77 sqm

Living room 38 sqm

Fireplace insert, Three openings including two French windows on different sides and overlooking the garden

Dining room 20 sqm

Pellet stove, Two French windows opening on to a terrace facing West

Kitchen 26 sqm

Two ovens, Two sinks, Door opening on to a terrace facing West

WC with washbasin 2.84 sqm

Laundry 2.40 sqm

Door to the laundry room of the guest house

Floor level

Landing 4.29 sqm

Room 1: 12.70 sqm

Room 2: 25.80 sqm

Parental suite 23.24 sqm

Dressing room :4.35 sqm, Bathroom with shower, bath, WC, washbasin and bidet :4.19 sqm

Bathroom 5.35 sqm

Double basin, WC, Bathtub

GUEST HOUSE

Ground floor

Entrance 2 sqm

Parental suite 1: 19.47 sqm

Bathroom with shower, washbasin and WC :4.10 sqm, French window opening on to the terrace facing West, Door opening on to the master suite 2

Parental suite 2: 18.29 sqm

Bathroom with shower, washbasin and WC :4.59 sqm, Independent entrance door and doors to the master suite 1 and 3

Parental suite 3 : 18 sqm

Bathroom with shower, washbasin and WC :4 sqm, Independent entrance door and door to the master suite 2

Laundry 3.82 sqm

Floor level

Living room/kitchen 55.33 sqm

Pantry 2.78 sqm

Parental suite 4: 30.98 sqm

Shower room with WC, washbasin and shower :8.54 sqm

GARAGE 27.15 sqm

SWIMMING POOL 10*4

Are you interested ?



Marie

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