



Ref : 9482CHG

**In the heart of the touristic Perigord , hamlet of 5 gites, pool, tennis**

📍 Area



Habitable : 732 m²



Usable : 160 m²



Land : 3,4 Ha

780 000 €

**Property & Domain for sale Dordogne.** Nestled on a hill in the Dordogne valley, with panoramic views, property dating back to the 17th offering a master house, 5 guest rooms, 4 gites, reception room, swimming pool, tennis court, sauna and a convertible barn on 3.3 ha of meadows and woods. Peaceful setting at only 3 minutes from all services.

#### IN SUMMARY

Rooms : 32  
Bedrooms : 15  
Bathrooms : 19

Swimming pool : yes  
Garage place : nc  
Parking space : 10  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Renovated hamlet with touristic activity | Potential 5 gites

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 7 mn

High school : 20 mn



5 mn



40 mn



60 mn



50 mn

#### ENERGY INFORMATION

Consommation conventionnelle 185,00 kWhep/m².an

Estimation des émissions 10,00 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: 276 m<sup>2</sup>

Ground level :

Large living room: 49.90m<sup>2</sup>

Large stone fireplace, terracotta tiled floor

Kitchen/dining room : 31.3 m<sup>2</sup> with open hearth fireplace, old stone sink, terracotta tiled floor

Bedroom 1 en suite : 29.80 m<sup>2</sup>

Bright, two windows

Bathroom : 4 m<sup>2</sup> bath, washbasin, toilet

Entrance 4.80 m<sup>2</sup>

Terrace level :

Courtyard – Terrace with views on the pool : 280m<sup>2</sup>

Ideal for a "table d'hôtes"

Views overlooking the Dordogne valley

Dining room : 36.20 m<sup>2</sup>

2 doors leading outdoors and one leading to the indoor stairway

Semi-professional kitchen: 21.20 m<sup>2</sup>

Cooking range, 2 ovens, professional dishwasher and sink, extractor, stainless steel worktops

Laundry room/scullery : 33 m<sup>2</sup>

Level 2

Bedroom 2 en suite: 12.43 m<sup>2</sup>

Bathroom with shower and toilet

Bedroom 3: 14.50m<sup>2</sup>

Bathroom with shower and toilet

Bedroom 4 en suite on two levels : 21.10 m<sup>2</sup>

Adjoined children's bedroom on mezzanine floor, bathroom and toilet

Bedroom 5: 17.30 m<sup>2</sup>

Bathroom and toilet

The bedroom area offers and independent outdoor access via an outdoor stairway.

This house could be rented as a gite for a group with 5 bedrooms en suite.

Gite 1 et 2 : 162 m<sup>2</sup>

Modern built house in the style of an tobacco drying barn, this building is divided into 2 gites of 88 m<sup>2</sup> each offering 3 bedrooms en suite.

Gite 1: 88 m<sup>2</sup>

Ground level

Living room with fitted kitchen area : 28 m<sup>2</sup>

Gas cooker, 4 rings, fridge, and dishwasher

Bedroom 1 : 15.30 m<sup>2</sup>

Bathroom and toilet : 3 m<sup>2</sup>

Floor :

Bedroom 2 en suite : 17.6 m<sup>2</sup>

Bathroom with shower, washbasin, toilet, 4.78 m<sup>2</sup>

Bedroom 3 en suite : 15.80 m<sup>2</sup>

Bathroom with shower, washbasin, toilet, 3.00 m<sup>2</sup>

Private terrace

Gite 2 : 84 m<sup>2</sup>

Ground level

Living room with fitted kitchen area 25 m<sup>2</sup>

Bedroom 1 : 12.50 m<sup>2</sup>

Bathroom 3.90 m<sup>2</sup>

wc indépendant 2 m<sup>2</sup>

Floor :

Bedroom 2 en suite : 15 m<sup>2</sup>

Bathroom with shower, washbasin, toilet, 3.50 m<sup>2</sup>

Bedroom 3 en suite : 15.50 m<sup>2</sup>

Bathroom with shower, washbasin, toilet, 3 m<sup>2</sup>

corridor

Private terrace

Reception room, seminar room, : 55 m<sup>2</sup>

Large laundry room : 19 m<sup>2</sup>

Could be converted into catering kitchen

Sauna for 4 persons

Bathroom with shower, toilet, : 4.14 m<sup>2</sup>

Gite 3 : 60 m<sup>2</sup>

Entrance : 5 m<sup>2</sup>

Equipped kitchen : 7 m<sup>2</sup>

Bathroom with shower : 2 m<sup>2</sup>

Toilet : 1,50 m<sup>2</sup>

Dining / Living room : 42 m<sup>2</sup>

Mezzanine bedroom above the living room : 12 m<sup>2</sup>

Gite 4: 50m<sup>2</sup>

Entrance via outdoor stairway, covered terrace

Living room : 30 m<sup>2</sup>

Kitchen, large living room with stone fireplace

Bathroom with shower 3 m<sup>2</sup>

Attic converted into 2 bedrooms

Bathroom with shower and wc 3 m<sup>2</sup>

Accommodation : 40m<sup>2</sup>

Living room : 14.50 m<sup>2</sup> and bedroom of 14.50 m<sup>2</sup>, Bathroom with shower : 2;50m<sup>2</sup> toilet : 1.20 m<sup>2</sup>

Small house used as an office : 26.50 m<sup>2</sup>

Barn, could be partly converted into additional living space

2 single bedrooms of 20 m<sup>2</sup> each with shower room and wc..

Small Kitchen : 6,50m<sup>2</sup>

Toilet: 2m<sup>2</sup>

Floor above that could be converted of 50m<sup>2</sup>

Workshop: 28m<sup>2</sup>

Convertible attic : 62m<sup>2</sup>

Little stone house with fireplace in need of renovation : 20m<sup>2</sup>

Ideal for massage, TV room, or games room for children

Pool : 10 by 5m chlorine treatment

Tennis court

Vegetable plot

Meadows and woods offer potential for theme based accommodation

A beautiful property offering significant potential for accommodation, plenty of developments possible, in the heart of the Perigord's major touristic sites.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)

