



Ref : 9488CHG

In the countryside, stone character house and outbuildings

Area



Habitable : 188 m²



Usable : 303 m²



Land : 4 511 m²

300 000 €

Luxurious residence for sale Dordogne. At the end of a quiet hamlet situated high above a village, between Gourdon and Sarlat, a recent stone house built in the old style with quality materials. Oriented in an East/West direction, the house offers 4 bedrooms and a spacious living/kitchen, with large terraces West and East. Two stone outbuildings to be restored provide potential for the creation of a gîte and the development of a commercial activity. The whole is set on a 4511 sqm plot of land planted with fruit trees: apple trees, walnut trees, fig trees...

IN SUMMARY

Rooms : 8
Bedrooms : 4
Bathrooms : 1

Swimming pool : no
Garage place : nc
Parking space : nc
Outbuildings : yes



Wood and Electric

Advantages : Character | Quality materials

SERVICES



1st Shops : 10 mn



All shops : 25 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 25 mn

High school : 25 mn



25 mn



45 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 156,00 kWhép/m².an

Estimation des émissions 2,00 kg éqCO₂/m².an



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DESCRIPTION

HOUSE

Ground floor, underfloor heating except for the living room

Living room/kitchen: 65.86 sqm, travertine tiles floor for the dining room and kitchen area, oak floor for the living room area, exposed chestnut beams, Fireplace, 2 French windows giving access to the terrace facing West, Staircase leading to bedroom 4

Living room: 18.43 sqm, Travertine tiles floor, French window on the terrace facing East
Corridor: 10.78 sqm, Travertine tiles floor, 1 staircase leading to bedroom 2 and the room with mezzanine, 1 staircase leading to bedroom 3

Bedroom 1: 16.81 sqm, Oak floor, Exposed chestnut beams, French window to the terrace facing East

Bathroom: 6.19 sqm, Shower, WC, Bath, Washbasin, Travertine tiles floor

Separate WC with washbasin: 1.27 sqm, 1 Opening, Travertine tiles floor

Laundry room: 4.80 sqm, Sink

Back kitchen: 4.87 sqm, Door opening on to the terrace facing West

Floor level

Landing: 1.90 sqm, Leads to Bedroom 2 and room with mezzanine

Bedroom 2: 9 sqm, Wooden floor, 2 openings on different sides, one of which a velux

Room with mezzanine: 10 sqm, Wooden floor, Velux

Bedroom 3: 16.81 sqm, Wooden floor, Access by the stairs located in the corridor, Two windows on different sides

Bedroom 4: 16.81 sqm, Wooden floor, Access by the stairs located in the living room, Three windows on different sides, Gives access to the storage room

Storage room: 4.84 sqm, Wooden floor, Velux

Outside the house

Workshop/Garden shed: 16 sqm

Second garden shed : 8 sqm

Two stone barns to be restored

A stone kennel

Are you interested ?



Marie

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