MAISONS & CHATEAUX



Ref: 9741CTP

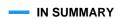
Magnificent 17th century manor house and its outbuildings

Habitable: 418 m²

公 Usable:

O Land: 1,3 Ha 750 000 €

Manor-house for sale Dordogne. Property built in the 17th century, consisting of a main building of 325 m², an outbuilding of 90 m². A courtyard, large terrace south oriented, and barn. Closed Property of 1 HA 29, electric gate, swimming pool, park, 10 km from the motorway.



Rooms: 13 Bedrooms: 9 Bathrooms: 6 Swimming pool: yes Garage place : 1 Parking space: 5 Outbuildings: yes

Wood and Fuel

🛜 Adsl

Advantages: Manor house and its outbuildings | Beautiful park

SERVICES

1st Shops: 10 mn

All shops: 10 mn

Health: 35 mn

Elementary: 10 mn

Middle School: 35 mn

High school: 35 mn



13 mn

ENERGY INFORMATION

Consommation conventionnelle 251,00 kWhep/m².an

Estimation des émissions 48,00 kg éqCO2/m².an





























DESCRIPTION

In the main building, on the ground floor,

Central entrance 16 M² with wooden staircase leading to the upper levels

Living room of 30.50 M² lighted by 3 French windows, tiled floor, central heating.

A large kitchen of 33 M2 integrated with a stove, a dishwasher, a small refrigerator. Tiled floor, central heating, 3 French windows.

Dining room of 31.00 M² with an imposing stone fireplace and French ceiling, tiled floor, central heating, 3 French windows.

Separate WC.

On this level, at the north end of the building we also find a spiral staircase leading to the upper floors.

Boiler room of 10 M², oil-fired boiler "Ideal Standard" brand, water softener and electric water heater of 300 litres and a reserve of 5 M².

A beautiful 33 m x 14 m terrace.

At first floor:

Bedroom 16.50 M² with en suite bathroom, bath, washbasin and WC, old parquet floor, fireplace with wood stove.

Landing 7.50 M² with 5 large cupboards.

A large 35 M² library with old parquet floor, French wooden ceiling, central heating, 2 windows.

Bedroom 14 M² with bathroom, bath, washbasin and WC, old parquet floor, central heating, 1 window.

Room 14 M², old parquet floor, central heating, 1 window.

Room 22 M2, laminated parquet, central heating, 2 windows

On the 2nd floor in the attic, exposed beams.

Bedroom 22,50 M2, laminated parquet floor, electric heating, 2 windows.

Separate WC, 1 window.

Bathroom 2 M2, bath, bidet, washbasin, 1 window.

Bedroom 22.50 M² with, old parquet floor, electric heating.

Bedroom 16 M² with bathroom, bath, washbasin, and WC, parquet floor, central heating.

An independent dwelling "Le Pavillon" of about 90 M2 located near the entrance of the property.

Ground floor,

Living room 27 M² lighted by a sliding window, laminated parquet, air conditioning.

Kitchen 28 M², tiled floor, fireplace, 2 French windows.

Bedroom 18 M², laminate flooring, electric heating, 1 French window, 1 window

En-suite shower room 6 M2, Italian shower, washbasin and WC, a skylight.

On the first floor.

Bedroom 18 M², carpet, electric heating.

Shower room with shower, washbasin and WC, electric heating.

A south-facing courtyard of approx. 60 m² with a basement of 32 m².



The outbuildings, intended for storage, represent a surface area of approximately 58 M².

On this property of 1 HA 29, entirely enclosed in one piece, secured with an electric gate, equipped with a 35 M3 underground rainwater tank, you can stroll in a superb park among ornamental trees, fruit trees and truffle trees.

A Desjoyaux swimming pool of 11 M X 5,50 M will embellish your new life in this wonderful property which has kept its charm and authenticity!

