



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **8994JMW**
- Price : **740 000 €**
- Location : **Aquitaine / Dordogne**

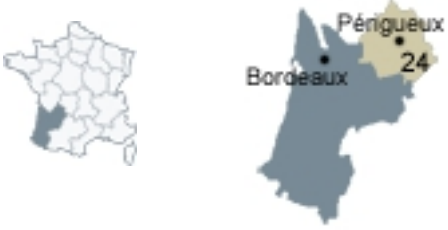


“On the edge of a forest, in a dominant position, this comfortable residence from the 18th century offers 383 m² of net living space. 6 Bedrooms, 2 bathrooms, 3 shower rooms, a guest house of 38 m², outbuilding of 43 m², infinity pool, on 6700 m² of land.”





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Ref : 8994JMW	Location
Living space : 383 m² Total potential : 485 m² Land surface : 6 716 m² Dependences : yes Pool : yes Advantages : Comfortable Spacious	 <p>Region : Aquitaine Department : Dordogne</p>
Price : 740 000 €	

Fees to be paid by the vendor

Full description

On the edge of a forest, in a dominant position, this comfortable residence from the 18th century offers 383 m² of net living space. 6 Bedrooms, 2 bathrooms, 3 shower rooms, a guest house of 38 m², outbuilding of 43 m², infinity pool, all on 6700 m² of grounds close to all amenities.

Main house

Ground floor : Terra cotta tiled floors.

Entrance via large doorway : 7.70 m²

Cloakroom: 4.00 m², lave-mains

Wc: 1.75 m²

Technical room : 6.00 m², De Dietrich gas boiler with hot water production, electric tank, alarm , electrical panel

Billiard room : 49.50 m², access North terrace, stone walls and exposed beams, stairs leading to the cellar of 15.50 m², access South facing terrace and pool.

Dining room : 34.00 m², access to both terraces, stone walls and exposed beams, fireplace, cupboards, old stone sink.

Kitchen : 13.00 m², fitted and equipped with gas cooker 4 rings, Sauter oven, extractor hood, double sink, towel drying radiator.

Laundry room/ Scullery : 8.00 m², access South terrace, double sink, room and piping for washing machine.

Access to the first floor of the tower : 12.00 m²

Insulated attic

Living room : 33.00 m², access North and South facing terraces, stone fireplace, exposed beams.

Library in former dovecote tower : 8.50 m², beautiful exposed framework

Hallway : 15.50 m², with access to wood shed.

Corridor : 21.50 m² leading to :

Bedroom1 : 22.00 m², access West facing terrace

Bathroom : 6.50 m², bath, washbasin, bidet, wc, Acova towel drying radiator.



Bedroom 2 : 38.50 m², access West facing terrace

Bathroom : 11.00 m², bath, shower cabin, wc, double washbasin and large mirror, Acova towel drying radiator.

Dressing room : 7.50 m²

Staircase leading to the first floor

Parquet flooring

Hallway : 20.50 m², exposed beams

Bedroom 3 : 12.50 m², skylight

Bedroom 4 : 13.00 m², skylight and window

Bathroom : 4.50 m², shower cabin, wc, washbasin, towel drying radiator.

Wc : 1.30 m², tiling and air extraction system..

Bathroom : 3.50 m², shower cabin, wc, washbasin, towel drying radiator.

Bedroom 5 : 14.50 m², West facing window

Bathroom: 3.00 m², shower cabin, wc, washbasin, towel drying radiator.

Bedroom 6 : skylight and East facing window

Guest house

Fitted kitchen : 8.50 m², inox double sink, electric cooker two rings, extractor hood, tiled floor.

Living room : 22.50 m², door leading to the courtyard and West side, exposed beams, terra cotta tiled floor.

Hallway: 1.00 m², cupboard with electric panel and hot water tank, tiled floor

Wc: 1.40 m², terra cotta tiled floor

Bathroom : 5.00 m², bidet, bath, washbasin

Old outbuilding that could be converted : 43.00 m² of which 4.00 m² are dedicated to the pool technical appliances..

Infinity pool with salt treatment 11.50 m x 5 m, from 1 m to 1.60 m deep, accessible via large steps, large stone beach of 70.00 m². Small pool of 20.00 m² 40 cm deep.

Electric cover

Motion activated lighting system in courtyard.

Two motorized gates to access the property

Set in a peaceful location surrounded by woods and meadows while being only 3 minutes away from all shops and services.



