



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9492CHG**

Price : **1 264 000 €**


Location : **Aquitaine / Dordogne**



In the Périgord noir, in a quiet hamlet located 5 minutes from shops, beautiful farmhouse comprising main house, three cottages and studio on 5920 m² of land with fruit trees. Two swimming pools. Three closed garages. Two carports.





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<p>Living space : 477 m² Total potential : 520 m² Land surface : 5 920 m² Dependences : no Pool : yes</p>	 <p>Region : Aquitaine Department : Dordogne</p>
Price : 1 264 000 €	

Fees to be paid by the vendor

Full description

In the Périgord noir, in a quiet hamlet 5 minutes from shops, beautiful farmhouse comprising a main house of about 114 sqm, three cottages and a studio flat on a semi enclosed plot of 5920 sqm planted with fruit trees: walnut, apple, cherry, hazelnut and fig trees. Two swimming pools, one 5*10, the other 4*8. The property has three closed garages and two carports for two cars each.

MAIN HOUSE, House with dovecote divided into a gîte and main house, oil central heating

Ground floor

Living room: 37.60 m², tiled floor, open fireplace, large French-window opening onto the south-facing terrace

Kitchen: 16 m², tiled floor, large French-window opening onto the south-facing terrace

Back kitchen: 3 m², tiled floor

Clearance: 1.76 m², tiled floor

WC with washbasin: 1.61 m², tiled floor

Laundry room: 15.55 m², tiled floor

1st Floor

Landing: 15 m², carpeted floor, open to the living room on the ground floor

En suite bedroom 1: 10.60 m², carpeted floor, 2.70 m² bathroom with shower, washbasin, tiled floor

En suite bedroom 2: 20.25 m², carpeted floor, bathroom with two sinks and bath, tiled floor

WC: 1.34 m², tiled floor

Gîte 1, in the other part of the house with dovecote

Ground floor, oil-fired central heating

Living room/kitchen: 26.30 m², tiled floor, large French-window opening onto a south-facing terrace, open fireplace

Storage room: 0.40 m², tiled floor

Laundry room: 8.00 m², tiled floor



1st Floor

Bedroom 1: 20.6 m², tiled floor

Bedroom 2: 9.25 m², honeycomb floor tiles, in the pigeon loft, exposed beams

Shower room: 6.47 m², tiled floor, shower, sink, WC

Gîte 2, oil-fired central heating

Ground floor

Kitchen: 17.14 m², tiled floor, cupboards

Living / Dining room: 46.66 m², stone floor, large open fireplace, scullery, stairs to the 1st floor

Corridor: 3.37 m², floor to floor, serves storage room, bathroom, WC, bedroom 1

Storage room: 2 m², carpet on the ground

Bathroom: 5 m², tiled floor

WC: 1.85 m², tiled floor

Bedroom 1: 27.50 m², floor level, 2 French windows on different sides, cupboards

1st Floor

Bearing: 2.26 m², wooden floor

Bedroom 2 en suite: 18.60 m², wooden floor, bathroom with shower, sink and toilet of 3.80 m², linoleum on the floor

Bedroom 3 en suite: 21 m², wooden floor, bathroom with shower, sink and WC 5 m², linoleum on the floor

Bedroom 4: 9.95 m², wooden floor, access by Bedroom 3

Gîte 3, oil-fired central heating

Ground floor

Living room: 25.85 m², tiled floor, open fireplace, large French-window

Kitchen: 9.27 m², stone floor

Bedroom 1 en suite: 16 m², tiled floor, French-window opening on to the garden, shower room of 3.70 m² with WC, washbasin and shower

Corridor: stone floor, serves shower room, WC and bedroom 2

Shower room: 2.37 m², tiled floor, shower and sink

WC: 2.14 m², tiled floor

Bedroom 2: 12.30 m², stone floor, 2 French windows overlooking the garden and courtyard

Bedroom 3 en suite: 14 m², stones on the ground, access by the courtyard, bathroom with sink, shower and WC of 3.65 m², stones on the ground

STUDIO FLAT, oil central heating, 1st floor of the garage

Living room with kitchenette: 20.9 m², tiled floor

Shower room: 3.70 m², tiled floor, shower, sink and WC

A garage for 2 cars



2 garages for 1 car

