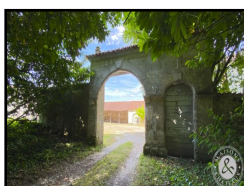




REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9813CHG**

Price : **586 000 €**

Location : **Aquitaine / Dordogne**



Hidden in the countryside, beautiful rural property enclosed by a beautiful 17th century stone gate, the whole to be restored, Main house and its farm buildings, barns, stables, sheds, well, stream that crosses the 46 ha of land, meadows and woodsods





Ref : 9813CHG	Location
Living space : 126 m² Total potential : 349 m² Land surface : 46,2 Ha Dependences : yes Pool : no Advantages : Property without nuisance Large land	 Region : Aquitaine Department : Dordogne
Price : 586 000 € agency fees included	

Price : 550 000 €, without fees

Fees of 6% TTC to be paid by the buyer

Full description

Hidden, in the countryside, at the end of a beautiful road, beautiful rural property of more than 46 hectares, closed by a beautiful stone 17th century portal.

The property is organized around a large courtyard partly closed by the farm buildings, detached the main house with its garden with trees, adjoining an old outbuilding that could allow an extension, the common, barns, stables, sheds, wells built, offer significant volumes.

The property of 46 ha has a land of only one holding, all around the property.

Built complex, courtyard and garden for 6500 m², agricultural land for 24.50 ha, 11 ha of meadows 9 ha of wood,

A stream crosses the property. A lot of charm.

The main house :

On the ground floor

Living room, 25.84 m², parquet floor, stone fireplace.

Parquet floor, fireplace in stone, old sink in stone

A door window, 1 wooden window single glazing

Kitchen 05.00 m², window

window, tiled floor

Room 1 : 18.16 m², wooden floor

Parquet floor, fireplace in stone

A door window, 1 window

Dining room 17.90 m



Parquet floor, a wooden door window single glazing on veranda

WC, 01.10 m

Veranda 13.26 m

bedroom 2, 18.20 m

two PVC double glazed windows on 2 sides

bedroom 3, 14.87 m², 1 window

1 window PVC double glazing,

bedroom 4, 20.08 m²

two PVC double glazed windows on 2 sides

Bathroom, 04.72 m², with

bath, washbasin, one window

Attic 70.00 m

Cellar and laundry room 15.00 m

Boiler room Workshop 40.00 m

Fuel oil boiler

Outbuildings

Shed 137.80 m

Closed space 25.80 m²,

Stables 116.00 m

Garages 40.00 m².

Farmer's lodging 55.00 m



