MAISONS & CHATEAUX



Ref: 8463MAP

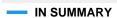
Old farmhouse renovated in Black Perigord

Area thonac

Habitable: 325 m²

公 Usable: 100 m² Land : 2,9 Ha 696 800 €

Farmhouse & Mas for sale Dordogne. Nice renovated property from the 18th century, composed of a main house of 160 m², two independent holiday houses of 90 and 75 m², small lake, tennis court and river with trout, set on flat land of 2.85ha. Close to a sumptuous castle and all shops.



Rooms: 12 Bedrooms: 8 Bathrooms: 6 Swimming pool: no Garage place : 2 Parking space: 8 Outbuildings: yes

Adsl

Advantages: High standard location | High standard location

SERVICES

1st Shops: 2 mn

All shops: 10 mn

H Health: 25 mn

Elementary: 2 mn

Middle School: 12 mn High school: 25 mn

15 mn

30 mn

-ატ- 30 mn

ENERGY INFORMATION

Consommation conventionnelle 329,00 kWhep/m².an

√∰ 15 mn

Estimation des émissions 14,00 kg éqCO2/m².an































DESCRIPTION

Main house: 160m²

Entrance via a covered terrace of 40m²

Dining / Living room of 40m²

Fiited kitchen: 18m2 - Laundry room: 6,50m2

Mezzanine with office corner: 18m²

Hallway 8m²

Petanque area

Bedroom 1: 18m² with bathroom and toilet 4m² - dressing room: 3,90m²

Bedroom 2: 19,50m² with bathroom and toilet 4m² Bedroom3: 18m² with bathroom 5m² - toilet :2,20m²

Holiday let 1: 90m² 3 bedrooms, open hearth fireplace, open plan kitchen

Holiday let 2: 75 m² 2 bedrooms, open plan kitchen, bread oven.

Anti-break-in windows
Geothermal heating system
Small lake fed by river and private beach
Garage
Wood shed

