



Ref : 9091CHG

**Perigord Noir, property dating back to the 15th century set on 8 ha.**

Area



Habitable : 700 m<sup>2</sup>



Usable : 755 m<sup>2</sup>



Land : 8 Ha

1 011 000 €

**Property & Domain for sale Dordogne.** Old farm dating back to the 15th and 17th century, entirely renovated, set on 8 ha, overlooking the valley of the Perigord Noir. Successful holiday business that has been running for a few years, only 30 minutes away from sarlat.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 11

Swimming pool : yes  
Garage place : 6  
Parking space : 6  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Exceptional property, successfully run as a holiday home business | Ideal setting

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 30 mn



40 mn



40 mn



40 mn

#### ENERGY INFORMATION

Consommation conventionnelle 221,00 kWh/m<sup>2</sup>.an

Estimation des émissions 12,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



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## DESCRIPTION

Main house: 400 m<sup>2</sup> of net living space

Ground floor:

Entrance 10,5 m<sup>2</sup>

Kitchen 27,5 m<sup>2</sup>

Dinning room 23,5 m<sup>2</sup>

living room 60 m<sup>2</sup>

Bedroom with bathroom and toilet

Adjoining studio

Bedroom with bathroom and toilet

First floor:

5 bedrooms of which 3 with bathroom and shower rooms + wc

Gite 1 for 5 persons: 100 m<sup>2</sup>

Dovecote tower of 32 m<sup>2</sup> adjoining the main house with private access, converted into a studio

2 swimmings pools

A working bread oven

A parking area

A " pétanque" area with snack bar and barbecue

Gite 2 for 12 persons: 170 m<sup>2</sup>

Traditional Gypsy caravans converted into bed and breakfast accommodation, 15m<sup>2</sup> each.

Beautiful setting and peaceful environment on roughly 8 ha of meadows and woods, only a few minutes from a Town with all shops and amenities.

Are you interested ?



Marie

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