



Ref : 9181ESD

Perigord noir, renovated farm house and gite, outbuildings, natural pool

Area SAINT RABIER



Habitable : 192 m²



Usable : 257 m²



Land : 5,1 Ha

458 000 €

Property & Domain for sale Dordogne. Périgord noir, close to Lascaux, farmhouse of 130m² net living area, 4 bedrooms with gite of 62m² and barn, entirely renovated, natural swimming pool, pool house, vegetable garden, rain water tank, the all combination on 5 hectares.

IN SUMMARY

Rooms : 8
Bedrooms : 5
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : 5
Outbuildings : yes



Heat pump



Adsl

Advantages : Perfect condition | Close to Lascaux

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 35 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 15 mn



10 mn



15 mn



35 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an
Pas de données

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DESCRIPTION

Farm house

Ground floor

Lounge : 28m², exposed beams and stone, bamboo floor, wooden bay windows with double glazing, reversible air conditioning.

Bedroom 1 : 15m², bamboo floor, window and French window with double glazing, fire place, exposed beams, reversible air conditioning, attic with 30cm fiberglass insulation.

Corridor : 4m², bamboo floor

Bedroom 2 : 14.50m², pine wooden floor, double glazed window, wardrobe.

Kitchen : 24.50m², tiled floor, fitted and equipped, 5 burner cooker with oven, American refrigerator-freezer, wood stove, low voltage lightning. Massive sweet chestnut wooden door leading to the exterior.

Landing : 6m², tiled floor, plugs for possible installation of washing machine and dryer.

Shower room : 7m², tiled floor, double basin, large mirror, large Italian shower cabin, electric towel dryer radiator.

Wc : 1.10m², tiled and ventilation

Upstairs converted attic :

Bedroom 3 : 20.50m², 33m² floor area, insulation with 30cm of fiberglass, new pine wooden floor, 2 windows, reversible air conditioning

Bedroom 4 : 10m² living area, 16m² floor area, pine wooden floor, skylight, insulation with 30cm of fiberglass, reversible air conditioning

Converted attic : 10.50m², insulated, pine wooden floor

Cellar with access to pipes

Attached gite 62m² net living pace

Double access door

Landing : 2m², stone tiles

Shower room : 8m², stone tiles, large Italian shower, electric towel dryer radiator, double basin, large mirror

Wc : 1.80m², stone tiles

Open kitchen : 12m², fitted and equipped, cooking plate with 4 gas burner plate with hood, refrigerator, dish washer, large white sink

Lounge : 21m², bamboo floor, wood stove, Massive sweet chestnut wooden door leading to the exterior, 2 windows with double glazing, exposed stone walls

Bedroom 1 on mezzanine of 17.50m², wooden floor, exposed beams, a window, reversible air conditioning.

Attached barn : 43.50m² floor surface. Water , electricity, discharge pipes

Waterproof cistern of 35000L to collect rain water that is used for swimming pool and toilet (special pump with automatic pass)

Up to standard septic tank, 6000L with spreading and grease tray

Natural swimming pool with automatic filling

Pool house

Parking

Vegetable garden

Electricity, insulation, roof, plumbing, septic tank, drainage, water cistern, floors : redone.

The combination is set on 5 hectares, quiet location, close to amenities, schools and touristic sites.

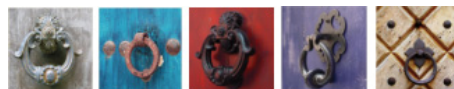
Are you interested ?



Marie

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