Ref : **9492CHG**

Périgord noir, charming old farmhouse with gîtes and swimming pools

📍 Area **Domme**

Habitable : 477 m²	Usable : 520 m²	Land : 5 920 m²	**1 264 000 €**

Luxurious residence for sale Dordogne. 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.

IN SUMMARY

Rooms : 17
Bedrooms : 13
Bathrooms : 9

Swimming pool : yes
Garage place : 2
Parking space : 4
Outbuildings : no

Wood and Fuel

SERVICES

1st Shops : 4 mn   All shops : 20 mn   Health : 20 mn

Elementary : 5 mn   Middle School : 20 mn   High school : 20 mn

30 mn   55 mn

ENERGY INFORMATION

Consommation conventionnelle 113,10 kWhep/m².an

| A | B | C | D | E | F | G |

Estimation des émissions 23,00 kg éqCO2/m².an

| A | B | C | D | E | F | G |

— DESCRIPTION

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

Are you interested ?

Marie

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