



Ref : 9497CHG

Périgord, typical house with stone roof, swimming pool on more than 9 ha

Area **TAMNIES**



Habitable : 156 m²



Usable : 205 m²



Land : 9,7 Ha

452 000 €

Property & Domain for sale Dordogne. At the end of a small hamlet, in a quiet area 15 minutes from Sarlat and Montignac, beautiful typical stone house with a stone roof. In perfect condition, the house has three bedrooms, comprising one en suite and on the ground floor, and a lovely inglenook fireplace in the living room. Located on a beautiful plot of land of 9 ha 66 ca in one piece composed of woods and meadows, with a 10*5 swimming pool.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : no



Wood
Adsl

Advantages : Charm and character | Large plot of land

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 15 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 15 mn



35 mn



35 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 135,00 kWh/m².an

Estimation des émissions 2,00 kg éqCO₂/m².an



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DESCRIPTION

THE HOUSE, central heating with log-burning boiler, thermodynamic water heater, double glazing everywhere

Ground floor

Entrance: 8 m², travertine tiled floor

Corridor: 3.70 m², travertine tiled floor

Clearance: 3.70 m², travertine tiled floor, cupboard

WC with washbasin: 1.80 m², travertine tiled floor

Bedroom 1 en suite: 18 m², wooden floor, French window to the garden on the south side, Shower room with WC of 3.63 m² with travertine tiled floor

Living room: 48 m², travertine tiled floor and floor, exposed beams, inglenook fireplace, stove, French window to the garden on the south side, iron spiral staircase to the first floor

Kitchen: 34.40 m², travertine tiled floor, double glazed veranda, French window to the garden and north-east terrace

Floor level

Landing: 5.90 m², wooden floor

Recess: 3.60 m², wooden floor

Bedroom 2: 13.35 m², carpeted floor

Bedroom 3: 12.35 m², carpeted floor

Bathroom: 5.75 m², tiled floor, bath, washbasin, WC

Cellar: 23 m², concrete floor

Lean-to: 25.88 m², concrete floor

Swimming pool 10*5, Chlorine or salt, Liner.

Are you interested ?



Marie

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