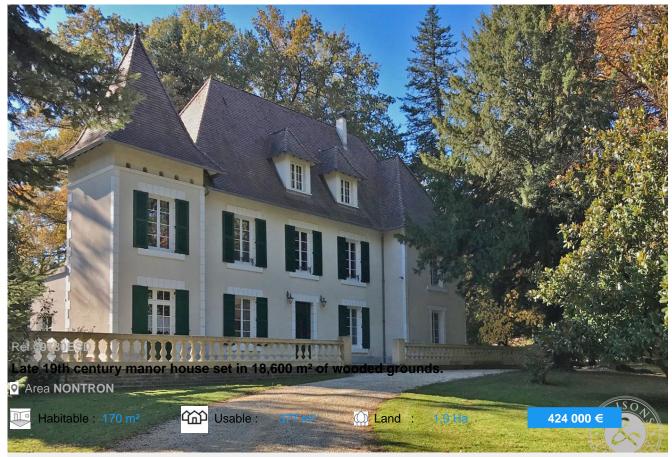
## MAISONSELLER DE PRESTIGE & DE CARACTERE



Luxurious residence for sale Dordogne. Late 19th century manor house with 170m<sup>2</sup> of living space set in 18,600m<sup>2</sup> of wooded parkland near a village in the Périgord Vert. High quality renovation, marble floors on the ground floor, oak floors on the first floor.

- IN SUMMARY		
Rooms : 6	Swimming pool : no	Wood
Bedrooms : 3	Garage place : 4	
Bathrooms : 2	Parking space : 10	💮 Adsl
	Outbuildings : yes	

Advantages : Remarkable landscape setting | Proximity to a town centre





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## MAISONS CHATEAUX

## DESCRIPTION

Ground floor: An entrance of 13 m<sup>2</sup>. A fitted kitchen of 8m<sup>2</sup>. A first living room of 25 m <sup>2</sup>. a second living room of 24 m <sup>2</sup>. a room of 30m <sup>2</sup> in continuity, possibility of extension of the second living room. A terrace of 100 m<sup>2</sup>.

On the first floor : A corridor of 16 m<sup>2</sup>. A room of 19 m <sup>2</sup>. A room of 23 m <sup>2</sup>. A room of 22 m <sup>2</sup>. A shower-room of 8m<sup>2</sup>. A bathroom of 10m <sup>2</sup>. An independent WC of 2 m<sup>2</sup>.

On the second floor : 70 m<sup>2</sup> of insulated attic suitable for conversion, exposed framework.

The property has century-old trees (oaks, firs), the park has two wells. There is an attached garage of  $30 \text{ m}^2$  and an outbuilding of  $60 \text{ m}^2$  that can be converted.



