



Ref: 19780ESD

Late 19th century manor house set in 18,600 m<sup>2</sup> of wooded grounds.

Area NONTRON



Habitable : 170 m<sup>2</sup>



Usable : 377 m<sup>2</sup>



Land : 1,9 Ha

424 000 €

**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  
Bedrooms : 3  
Bathrooms : 2

Swimming pool : no  
Garage place : 4  
Parking space : 10  
Outbuildings : yes



Wood



Adsl

**Advantages :** Remarkable landscape setting | Proximity to a town centre

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 20 mn

High school : 20 mn



20 mn



40 mn



60 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 252,00 kWh/m<sup>2</sup>.an

Estimation des émissions 7,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

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## 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 m<sup>2</sup> and an outbuilding of 60 m<sup>2</sup> that can be converted.

Are you interested ?



Marie

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