



Ref : 9813CHG

Rural property, in secret, on 46 ha of land, meadows and woods

Area RIBERACOIS



Habitable : 126 m²



Usable : 349 m²



Land : 46,2 Ha

586 000 €

Property & Domain for sale Dordogne. Hidden, in the countryside, at the end of a beautiful road, beautiful rural property of more than 46 hectares, closed by a beautiful stone 17th century portal. The property is organized around a large courtyard partly closed by the farm buildings, detached the main house with its garden with trees, adjoining an old outbuilding that could allow an extension, the common, barns, stables, sheds, wells built, offer significant volumes. The property of 46 ha has a land of only one holding, all around the property. Built complex, courtyard and garden for 6500 m², agricultural land for 24.50 ha, 11 ha of meadows 9 ha of wood, A stream crosses the property. A lot of charm.

IN SUMMARY

Rooms : 6
Bedrooms : 4
Bathrooms : 1

Swimming pool : no
Garage place : 5
Parking space : nc
Outbuildings : yes



Fuel



Well
Stream



Adsl

Advantages : Property without nuisance | Large land

SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 10 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 10 mn

High school : 10 m



20 mn



25 mn



45 mn



80 mn

ENERGY INFORMATION

Consommation conventionnelle 262,00 kWh/m².an

Estimation des émissions 81,00 kg éqCO₂/m².an



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— DESCRIPTION

The main house :

On the ground floor

Living room, 25.84 m², parquet floor, stone fireplace.

Parquet floor, fireplace in stone, old sink in stone

A door window, 1 wooden window single glazing

Kitchen 05.00 m², window

window, tiled floor

Room 1 : 18.16 m², wooden floor

Parquet floor, fireplace in stone

A door window, 1 window

Dining room 17.90 m

Parquet floor, a wooden door window single glazing on veranda

WC, 01.10 m

Veranda 13.26 m

bedroom 2, 18.20 m

two PVC double glazed windows on 2 sides

bedroom 3, 14.87 m², 1 window

1 window PVC double glazing,

bedroom 4, 20.08 m²

two PVC double glazed windows on 2 sides

Bathroom, 04.72 m², with

bath, washbasin, one window

Attic 70.00 m

Cellar and laundry room 15.00 m

Boiler room Workshop 40.00 m

Fuel oil boiler

Outbuildings

Shed 137.80 m

Closed space 25.80 m²,

Stables 116.00 m

Garages 40.00 m ².

Farmer's lodging 55.00 m

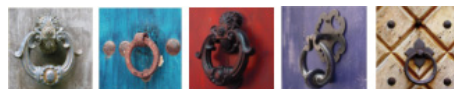
Are you interested ?



Marie

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