



BLACK PÉRIGORD - MAGNIFICENT STONE CHARTREUSE ON THE BANKS OF THE RIVER DORDOGNE WITH OUTBUILDINGS AND LAND.

BLACK PÉRIGORD -
MAGNIFICENT STONE
CHARTREUSE ON THE
BANKS OF THE RIVER
DORDOGNE WITH
OUTBUILDINGS ...



PROPERTY FACT FILE

REFERENCE	A04546
PRICE	€ 766,500 £ 656,454* *agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	248.88 m ²
LAND	20000 m ²
TOWN	Le Buisson-de-Cadouin
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings

*Price based on current exchange rate which is subject to change



- Near the Dordogne river
- automatic watering
- well
-
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Beautiful stone chartreuse, fully restored, with outbuildings and two horse boxes, close to the river Dordogne and close to all amenities in an ideal and quiet setting.

DESCRIPTIF

MAIN HOUSE GROUND FLOOR

Access to the property through a large electric gate.

Entrance 11,30 m2, leading directly to the 81,52 m2 living room with fireplace.

Kitchen 39 m2.

Back kitchen 8,26 m2.

Laundry room 5 m2.

Wc + washbasin 3,75 m2

Bedroom 1 en suite 14,76 m2 + bathroom 7,67 m2.

Study 8,50 m2.

FIRST FLOOR mezzanine library 22 m2.

Corridor 16,25.

Bedroom 2 - 13,50 m2.

Bedroom 3 - 14 m2.

Bedroom 4 - 22 m2.

Bathroom 9,15 m2.

Wc + washbasin 4 m2.

OUTSIDE Summer kitchen 30 M2.

Small outbuilding

Wine cellar 12,76 m2.

Storage room 11,58 m2.

Boiler room + wc 24,50 m2.

1st floor: 1 gîte of 59 m2

Barn 145 m2 with electric sockets to charge the cars.

Land 2 hectares, fully fenced, with automatic watering for the lawn and drip irrigation, two horse boxes, a henhouse, an orchard with fruit trees (mirabelle, quetsche, apple, cherry, fig).

Land suitable for swimming pool, a DP has already been made for a project.

Heating, heat pump + oil heating.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A04546>

COMPLETE FILE AND PHOTO ON REQUEST



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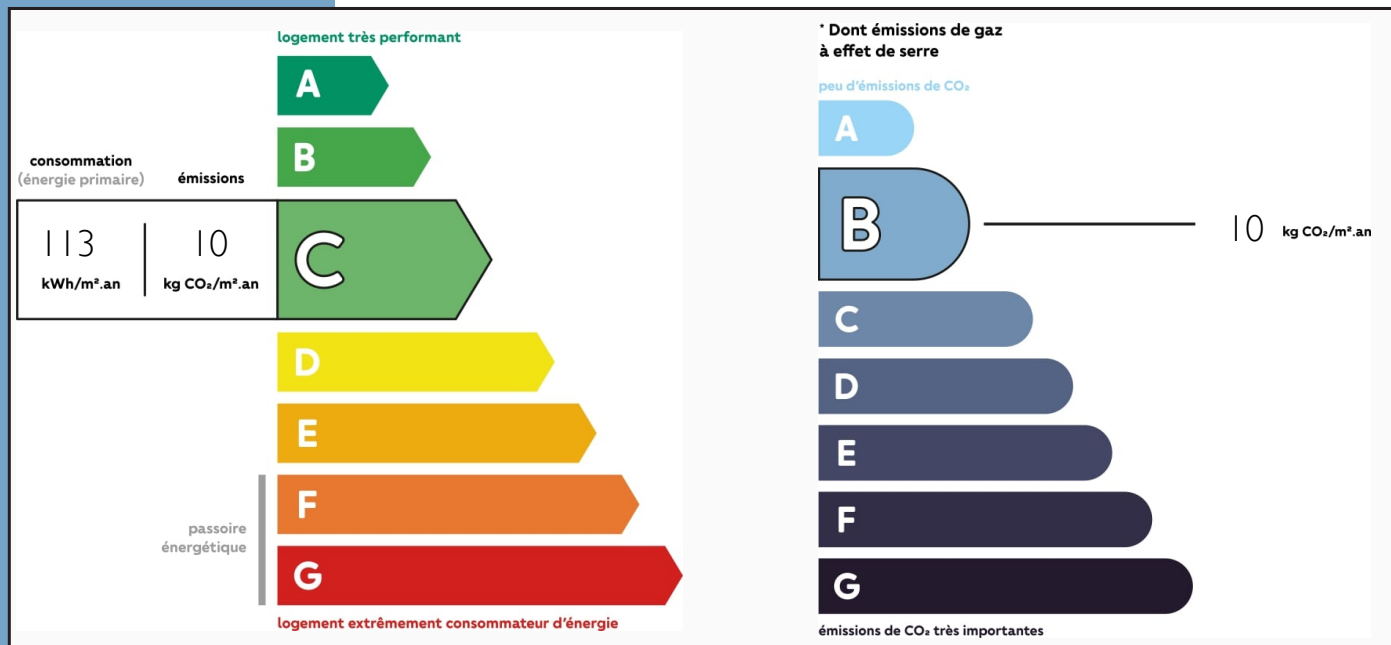
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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AND PHOTOS
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