LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



17-18TH CENTURY ESTATE ON 10HA IN THE PÉRIGORD NOIR WITH 3 BEAUTIFUL GiTES

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PROPERTY FACT FILE

REFERENCE	A21623PHV24
PRICE	€ 1,575,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 525 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	5
ACCOMMODATION	800 m²
LAND	100000 m²
TOWN	Paunat
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Exceptional property in the black Périgord
- Authentic with taste
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17th / 18th CENTURY HAMLET (DOMAIN)
Rural setting near the Dordogne Valley
The estate comprises an exceptional Chartreuse in the purest style of the XVII & XVIII century with 3 residential houses, several stone outbuildings including two pigeon towers & a traditional bread oven.

DESCRIPTION

GENERAL INFORMATION
• New Fosse septic tanks for Chartreuse, extra-large version
• New MicroStation septic for 3 to 4 holiday-houses, 18 to 21 people
• Waste water collection system
• New 220-amp electrical connection 72 KVA. still to be expanded + 380 (Power supply) in all houses and in the pool house,
• Electricity cables to all the houses and several other points,
• Water pipes to all the houses and several other points incl. parking
• Antenna system to all houses by means of various antennas,
• New road was built + / – 265 meters for freight & separate access for the holiday homes
• New Parking incl water and electricity was installed at new road,
• Water connection (can be extended to meadows and stables)
• All the exterior walls of the houses were renovated, old plaster is removed and sandblasted,
• Facilities have been installed / prepared in the front garden to illuminate the castle at night
• Pompe Chaleurs (energy efficient heating system) are outdated and need to be updated
• Wi-Fi system are installed in both the houses and by the pool.



CHARTREUSE:
GROUND FLOOR +/- 139 m2
• Entire floor with beautiful sand-collared tile floor and floor heating.
• New electricity, water and drainage system.

Large Master bedroom with new tiled floor,
• Original beamed ceiling height 3.70 m painted in cream
• Large monumental fireplace & floor-heating
• Double doors to terrace and garden.
2nd bedroom/dressing room adjoining garden room;
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A21623PHV24
COMPLETE FILE AND PHOTO ON REQUEST

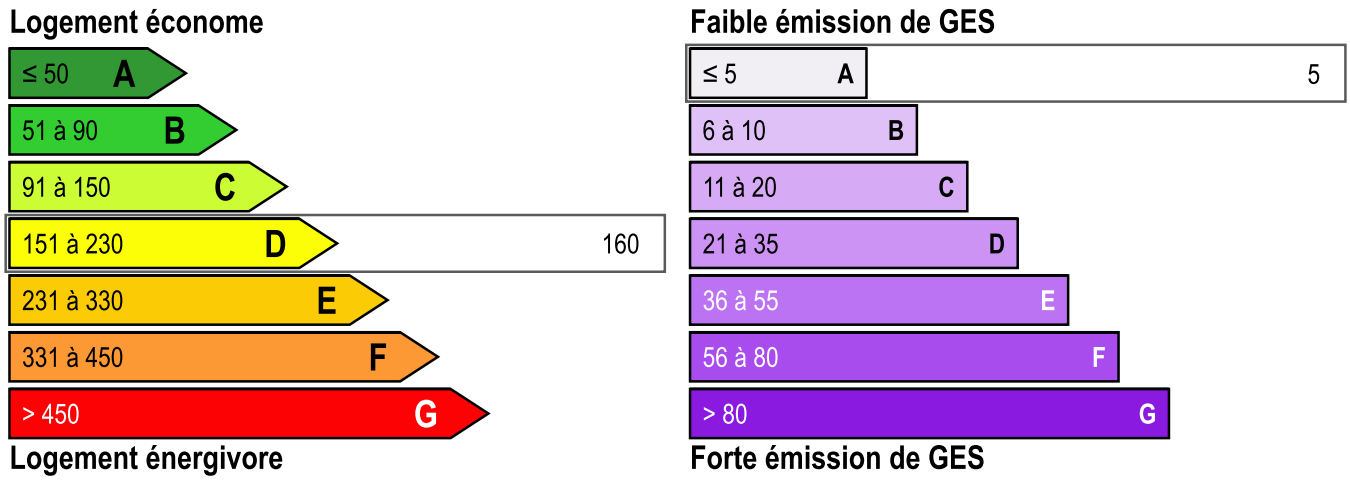
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A21623PHV24

FILE COMPLETE AND PHOTOS ON REQUEST

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