





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

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17-18TH CENTURY ESTATE ON 10HA IN THE PÉRIGORD NOIR WITH 3 BEALITIEI II GITES





### PROPERTY FACT FILE

REFERENCE A21623PHV24

PRICE € 1,590,000

£ 0\*

\*agency fees included: 3 % TTC to be paid by the buyer (1 538 000 EUR hors honoraires)

BEDROOM 10

BATHROOM 5

ACCOMMODATION 800 m<sup>2</sup>

LAND 100000 m<sup>2</sup>

TOWN Paunat

**DEPARTMENT** 

LOCATION Isolated

TYPE Maison de Vacances, House,

Country House

CONDITION

FEATURES Swimming Pool, Other Drainage,

Garage

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





- Exceptional property in the black Périgord
- Authentic with taste

17-18TH CENTURY PÉRIGORD NOIR WITH 3 **BEAUTIFUL GITES...** 

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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- Pompe Chaleurs (energy efficient heating system) are outdated and need to be updated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;



https://leggettprestige.com/luxury-property-for-sale/view/A21623PHV24 COMPLETE FILE AND PHOTO ON REQUEST



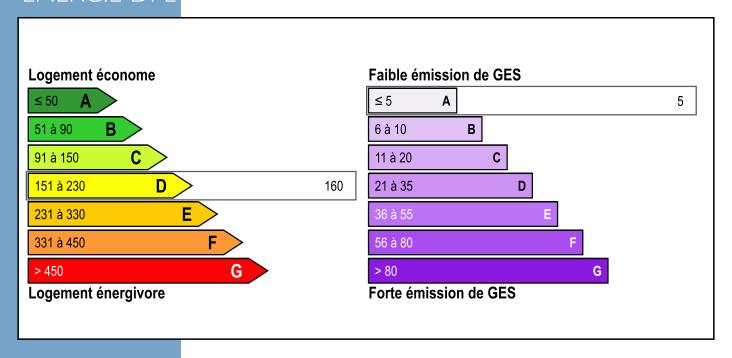




17-18TH CENTURY ESTATE ON 10HA IN THE PÉRIGORE NOIR WITH 3 BEAUTIFUL GITES Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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### **ENERGIE-DPE**



### NOTICE

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# CONTACT

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