



## Prächtiges Maison de Maitre mit Gästehaus und Nebengebäuden

### معلومات الوكيل

ArKadia	اسم:
	اسم الشركة:
United Kingdom	بلد:
	هاتف:
Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish	Languages:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 1,089,207.46

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Flaujagues  
الرمز البريدي: 33350  
نشر: 15/07/2024  
وصف:

This magnificent Maison de Maitre is in the perfect location. Just a stone's throw from a sought-after village, it overlooks the Dordogne River with its large sunny terraces. All the original features have been carefully preserved, and the house is very well maintained.

Large outbuildings, private driveway and swimming pool as well as two plots of vineyard complete the ensemble.

The Main house offers:  
Ground floor:

Large Double aspect Entrance hall with original tiled floor -  
Living room 32m2  
Fitted kitchen 14.4m2  
Dining room with fireplace, opening onto the terrace 25m2 -  
A large study/library 29m2 -  
Ante room with Staircase 4m2 -  
WC -

On the first floor:

Bedroom 1 31,5m2 -  
Bathroom 15,4m2 -



Bedroom 2 7,02m2  
A dressing room 10,33m2 -  
Bedroom 3 17,3m2 -  
Bedroom 4 15,8m2 -  
Bedroom 5 of 16,07m2 -  
Separate WC -  
Shower room 7,0m2 -  
Attic space -

In the continuation of the ground floor you will find the attached 18th century guest house.

Cellar 12m2 -  
Bathroom 6,2m2 -  
Corridor 8m2-  
Entrance Hall 7m2-  
Bedroom 12m2 -  
Separate WC -  
Dining Room 15,8m2-  
Kitchen 14,69 m2-

Outside there are terraces overlooking the river, a large swimming pool, a 75m2 garage and several outbuildings including the former stable, a workshop and a building with a bread oven. A simply magnificent house in the perfect location. What more could you want? Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

1900

بنيت:

## مشترك

6

غرف نوم:

2

الحمامات:

م 340

تشطيب قدم مربع:

م 17344

حجم كبير:

## Room details

12

Total rooms:

Fitted kitchen

Indoor Features:

## Utility details

Oil

Heating Fuel:

## Energy efficiency

224

Energy Use (kWh/m<sup>2</sup>/year):

## Building details

1

Number of Garages:



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

Pool  
2

Outdoor Amenities:  
عدد الطوابق:

### Lease terms

Date Available:

معلومة اضافية  
رابط الموقع:

[http://www.arkadia.com/GKAD-T68799/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68799/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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IMLIX ID:

