



## Großes Herrenhaus mit zwei Wohnungen und Gewerbeflächen und

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش  
EUR 799,500

قیمت:

### اطلاعات مکانی

کشور:

France

استان:

Nouvelle-Aquitaine

شهر:

Montcaret

کد پستی:

24230

تاریخ آگهی:

2024/07/21

توضیحات:

In the centre of the village, with an uninterrupted view to the rear over its large grounds, you will find this magnificent large Girondine-style 'maison de maitre' with 420 m2 of living space. Situated midway between Bergerac and Libourne, the possibilities are enormous; Offering both Commercial and Gites or long term furnished rental opportunities to the owner

This completely renovated property also offers an elegant 19th century home which has kept its charm whilst offering all modern comforts.

The main house offers:

GROUND FLOOR:

Fully Fitted kitchen -

Back kitchen with fireplace -

WC-

Utility room -

Office area -

Living room with Fireplace -

Entrance Hall with solid wood staircase -

Veranda/Dining room-

First Floor:



Shower room with walk-in shower, WC-  
Master bedroom with en-suite bathroom (Free standing bath), dressing room, large bedroom, separate  
WC -  
Bedroom with fireplace-  
Two further bedrooms. All with original wood parquet flooring-  
TV/Cinema room -  
Shower room with Italian shower-

Technical points;

New electrics (Fully rewired) -  
New insulation -  
New heating system with air source heat pumps -  
New mains drainage (Fully compliant) -

This superb property also offers a 75 m2 ground floor flat and a second brand new 45 m2 ground floor  
flat (which is currently rented).

The large 200 m2 wine storehouse with its old vats has been converted into 65 m2 of commercial  
premises opening directly into the main street, directly opposite all the shops, and a large reception area  
with mezzanine.

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 : ساخته:

## اطلاعات عمومی

4 اتاق خواب:

1 اتاق خواب:

420 متر فوت مربع تمام شده:

11263 متر زیر بنا:

## Room details

10 Total rooms:

Fitted kitchen Indoor Features:

## Energy efficiency

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

## Building details

2 تعداد طبقات:

## Lease terms

Date Available:

## اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/GKAD-T68743/?utm\\_cam](http://www.arkadia.com/GKAD-T68743/?utm_cam)



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