



## Maison de Maître au coeur d'un parc de 2500m<sup>2</sup>



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 680,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Saint-Emilion
Postcode:	33330
Geplaatst:	03-09-2024

### Omschrijving:

Property located in the Dordogne, 30 minutes from Saint Emilion and 45 minutes from Bergerac with its shops and train station nearby.

This elegant 250m<sup>2</sup> manor house dates from 1850 and comprises a vast entrance hall, a first living room with wood burner, a second living room with wood burner and its dining room bathed in light, a recently fitted kitchen, a utility room, a separate toilet and a storage room.

Upstairs, you will find four tastefully decorated bedrooms, including a master suite with its own shower room and private toilet. There is also another bathroom and a separate toilet. The attic has been converted into a sports room.

The delightful 55m<sup>2</sup> guest house has a lounge with an open-plan kitchen, a shower room and a bedroom that could be used as a gîte.

A garage, workshop and yoga room complete this property.

The garden is harmoniously landscaped and features a lovely 11x4 heated swimming pool and vegetable garden.

Technical features: roof monitored and stripped of dust, central heating, new electrics, PVC double-glazed windows, mains drainage.



Translated with DeepL.com (free version)

Gebouwd: 1850

## **Algemeen**

Slaapkamers: 5  
Badkamers: 2  
Afgewerkte vierkante meter: 305 m<sup>2</sup>  
Lot Afmeting: 2500 m<sup>2</sup>

## **Room details**

Total rooms: 8

## **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 169

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/AGHX-T575854/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T575854/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1347210

