



## Prächtiges Maison de Maitre mit Gästehaus und Nebengebäuden



### Informações do Revendedor

Name: ArKadia  
Nome da Empresa:  
País: Reino Unido  
Telefone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 1,089,207.46

### Localização

Country: França  
State/Region/Province: Nouvelle-Aquitaine  
Cidade: Flaujagues  
CEP: 33350  
Adicionado: 15/07/2024

#### Informação adicional:

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 -



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Bathroom 15,4m<sup>2</sup> -  
Bedroom 2 7,02m<sup>2</sup>  
A dressing room 10,33m<sup>2</sup> -  
Bedroom 3 17,3m<sup>2</sup> -  
Bedroom 4 15,8m<sup>2</sup> -  
Bedroom 5 of 16,07m<sup>2</sup> -  
Separate WC -  
Shower room 7,0m<sup>2</sup> -  
Attic space -

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

Cellar 12m<sup>2</sup> -  
Bathroom 6,2m<sup>2</sup> -  
Corridor 8m<sup>2</sup>-  
Entrance Hall 7m<sup>2</sup>-  
Bedroom 12m<sup>2</sup> -  
Separate WC -  
Dining Room 15,8m<sup>2</sup>-  
Kitchen 14,69 m<sup>2</sup>-

Outside there are terraces overlooking the river, a large swimming pool, a 75m<sup>2</sup> 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)

Construído: 1900

### Comum

Quartos de dormir: 6  
Banheiro: 2  
Pés quadrados acabados: 340 m<sup>2</sup>  
Tamanho do lote: 17344 m<sup>2</sup>

### Room details

Total rooms: 12  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Oil

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 224

### Building details



Number of Garages: 1  
Outdoor Amenities: Pool  
Número de pisos: 2

## Lease terms

Date Available:

## Informação adicional

URL do site: [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

IMLIX ID: 354\_34974

