



## Großes Herrenhaus mit zwei Wohnungen und Gewerbeflächen und



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 938,203.73

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Montcaret
Ταχυδρομικός κωδικός:	24230
Δημοσιεύθηκε:	21/07/2024

### Περιγραφή:

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)

Κατασκευάστηκε: 1900

#### **Κοινά**

Κρεβατοκάμαρες: 4  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 420 τ.μ  
Μέγεθος αυλής: 11263 τ.μ

#### **Room details**

Total rooms: 10  
Indoor Features: Fitted kitchen

#### **Energy efficiency**

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

#### **Building details**

Αριθμός ορόφων: 2

#### **Lease terms**

Date Available:



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<https://www.imlix.com/el/>

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## **Επιπλέον πληροφορίες**

Link:

[http://www.arkadia.com/GKAD-T68743/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68743/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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