



Stone house with guest house and former château outbuildings, featuring garden and swimming pool near Périgueux



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 797,385.16

Posizione

Nazione: France
Stato / Regione / Provincia: Nouvelle-Aquitaine
Città: Bassillac
Cap: 24330
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Descrizione:

On the outskirts of Périgueux, in a protected and peaceful setting, this rare property, formerly part of a château's outbuildings, perfectly embodies the blend of heritage charm, modern comfort, and remarkable development potential. Set on over one hectare of fully enclosed land, this characterful property offers an exceptional quality of life in a secluded natural environment. A main house with generous proportions: From the moment you enter, the main house captivates with its light and open-plan living spaces, designed for conviviality. A vast, light-filled living/dining room a functional and elegant semi-open kitchen six bedrooms, three of which are on the ground floor an office a bathroom and a shower room. An ideal place to accommodate a large family or entertain in a refined setting. An independent, ready-to-operate gîte. Perfectly integrated into the property, the gîte offers an immediate opportunity for rental income or hospitality: Comfortable living room, separate kitchen, 2 bedrooms, shower room and separate WC. Exceptional outbuildings and amenities. The estate boasts rare infrastructure, offering numerous possibilities: Approximately 250 m² of outbuildings, a hangar of approximately 250 m², stables, a swimming pool with a summer kitchen. These spaces allow for a variety of projects: tourism, events, equestrian activities, or family activities. Modern technical features and comfort: Air/water heat pump, thermodynamic water heater, double glazing, fiber optic internet, excellent energy rating (EPC C). A unique living environment. The fully enclosed grounds offer peace, privacy, and unobstructed views of nature, while remaining close to Périgueux and its amenities. The professional's opinion: An exceptional



property, rare on the market, combining historical character, impressive volumes, and outstanding potential for appreciation. A unique opportunity for clients seeking a place to live or an ambitious project. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

Costruito: 1820

Comune

Camere da letto: 6
Bagni: 1
Finito piedi quadrati: 288 mq
Dimensione del lotto: 12000 mq

Room details

Total rooms: 8
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 172

Building details

Parking: Sì
Number of Garages: 1
Outdoor Amenities: Pool
Numero di piani: 1

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/TXNV-T30337/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 09D3E18214F2402B



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