

**Black Périgord - Magnificent stone chartreuse on the banks of the river Dordogne with outbuildings and land.**



## INFORMATION

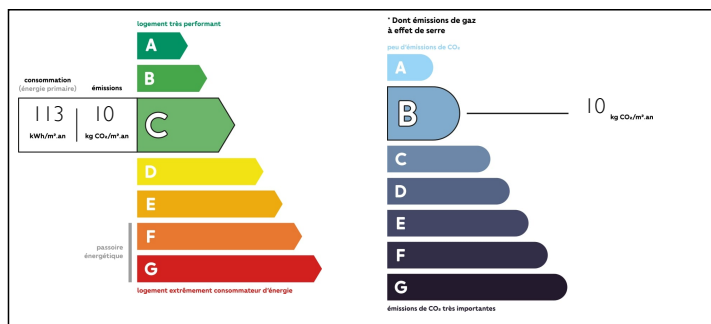
Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	248.88 m2
Plot Size:	20000 m2

## IN BRIEF

Beautiful stone chartreuse, fully restored, with outbuildings and two horse boxes, close to the river Dordogne and close to all amenities in an ideal and quiet setting.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2700 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE GROUND FLOOR

Access to the property through a large electric gate.  
Entrance 11,30 m2, leading directly to the 81,52 m2 living room with fireplace.  
Kitchen 39 m2.  
Back kitchen 8,26 m2.  
Laundry room 5 m2.  
Wc + washbasin 3,75 m2  
Bedroom 1 en suite 14,76 m2 + bathroom 7,67 m2.  
Study 8,50 m2.

### FIRST FLOOR mezzanine library 22 m2.

Corridor 16,25.  
Bedroom 2 - 13,50 m2.  
Bedroom 3 - 14 m2.  
Bedroom 4 - 22 m2.  
Bathroom 9,15 m2.  
Wc + washbasin 4 m2.

### OUTSIDE Summer kitchen 30 M2.

Small outbuilding  
Wine cellar 12,76 m2.  
Storage room 11,58 m2.  
Boiler room + wc 24,50 m2.  
1st floor: 1 gîte of 59 m2

Barn 145 m2 with electric sockets to charge the cars.

Land 2 hectares, fully fenced, with automatic watering for the lawn and drip irrigation, two horse boxes, a henhouse, an orchard with fruit trees (mirabelle, quetsche, apple, cherry, fig).

Land suitable for swimming pool, a DP has already been made for a project.

Heating, heat pump + oil heating.

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Information about risks to which this property is