LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A21623PHV24 Price: 1 575 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (1 525 000 EUR without fees)

17-18th century estate on 10ha in the Périgord Noir with 3 beautiful gîtes







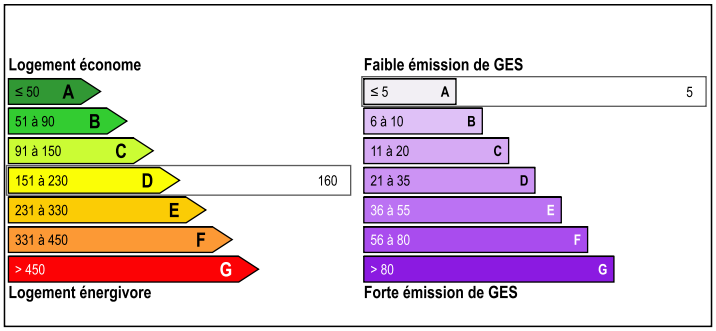








ENERGY - DPE



INFORMATION

Town:	Paunat
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	800 m2
Plot Size:	100000 m2

IN BRIEF

17th / 18th CENTURY HAMLET (DOMAIN)
Rural setting near the Dordogne Valley
The estate comprises an exceptional Chartreuse in the purest style of the XVII & XVIII century with 3 residential houses, several stone outbuildings including two pigeon towers & a traditional bread oven.
A luxurious (cut out of the rocks) solidly built swimming pool 14,5 X 6 m with a "state of the art" filter installation in a technical room. Spacious walled terraces for 20+ lounge/patio chairs, romantically landscaped with palmtrees
The special designed lounge area on the terrace is equipped with a toilet and shower room.
10 hectares of meadow / forest and parkland. large private-parking lot with your own access road.
This domain has been carefully renovated with almost all the original elements preserved.
The whole is situated in the "Golden Triangle" of the Perigord Noir and is well...

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.

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LOCAL TAXES

Taxe foncière: **7128 EUR**

NOTES

DESCRIPTION

GENERAL INFORMATION

• New Fosse septic tanks for Chartreuse, extra-large version

• New MicroStation septic for 3 to 4 holiday-houses, 18 to 21 people

• Waste water collection system

• New 220-amp electrical connection 72 KVA. still to be expanded

+ 380 (Power supply) in all houses and in the pool house,

• Electricity cables to all the houses and several other points,

• Water pipes to all the houses and several other points incl. parking

• Antenna system to all houses by means of various antennas,

• New road was built + / – 265 meters for freight & separate access for the holiday homes

• New Parking incl water and electricity was installed at new road,

• Water connection (can be extended to meadows and stables)

• All the exterior walls of the houses were renovated, old plaster is removed and sandblasted,

• Facilities have been installed / prepared in the front garden to illuminate the castle at night

• Pompe Chaleurs (energy efficient heating system) are outdated and need to be updated

• Wi-Fi system are installed in both the houses and by the pool.

CHARTREUSE:

GROUND FLOOR +/- 139 m2

• Entire floor with beautiful sand-collared tile floor and floor heating.

• New electricity, water and drainage system.

Large Master bedroom with new tiled floor,

• Original beamed ceiling height 3.70 m painted in cream

• Large monumental fireplace & floor-heating

• Double doors to terrace and garden.

2nd bedroom/dressing room adjoining garden room;