

A beautiful 5 bedroom maison de maître with guest wing, barn, coach house overlooking a meadow valley

EXCLUSIVE



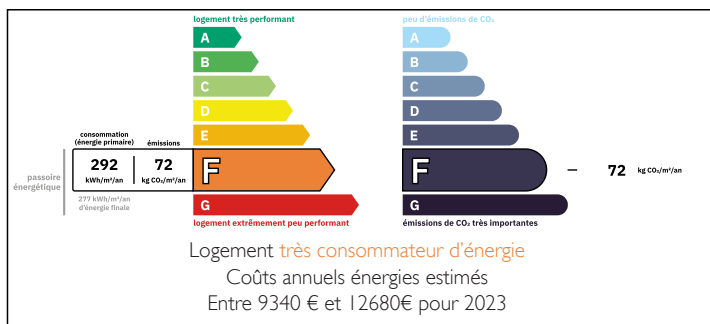
INFORMATION

Town:	Chourgnac
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	230 m2
Plot Size:	6901 m2

IN BRIEF

An eminent 5 bedroom 18th century maison de maître with 19th century additions, stands in its own grounds outside one of the smallest villages in the Dordogne. The property overlooks a beautiful green meadow valley in a richly agricultural parish high on a plateau in the Perigord noir. The house is nicely set out with large rooms on the ground floor, however due to the property not being lived for a long period, there are issues and this is reflected in the price and clearly indicated in the extra images and the description below for those who are seriously interested.

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.



DESCRIPTION

House Ground Floor

Kitchen 24 m²

Utility room 3 m²

Dining room 29,5 m²

Sitting room 30 m²

Rear hall 3 m²

Bathroom with bath washbasin and w/c 7,5 m²

1st floor

Landing 3m²

1st bedroom 17,5 m²

Washroom with shower washbasin and w/c 8,4 m²

2nd bedroom 16 m²

3rd bedroom 10 m²

Washroom with shower washbasin and w/c 9 m²

4th bedroom 21 m²

Bathroom with bath washbasin and w/c 5,5 m²

NOTES

Guest wing ground floor

Open plan kitchen/sitting/dining room 33 m²

1st floor

Mezzanine bedroom 11 m² and ensuite bathroom 5 m²

Outside

Barn 70 m²

Coach house 64 m²

Land partially wooded 6706 m²

Gaz tank

Swimming pool

Issues:-

1. Windows and French doors single glazed
2. Main roof and barn roof slates need replacing in certain areas and needs re-guttering (albeit leaks have already been patched).
3. Coach house needs reroofing
4. Swimming pool edging needs repair
5. The barns and original house are structurally sound but there are signs of minor structural movement in the 19th century kitchen extension (as