



## 17-18TH CENTURY ESTATE ON 10HA IN THE PÉRIGORD NOIR WITH 3 BEAUTIFUL GÎTES



17-18TH CENTURY ESTATE  
ON 10HA IN THE  
PÉRIGORD NOIR WITH 3  
BEAUTIFUL GÎTES...



PROPERTY FACT FILE	
REFERENCE	A21623PHV24
PRICE	€ 1,590,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 538 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	5
ACCOMMODATION	800 m <sup>2</sup>
LAND	100000 m <sup>2</sup>
TOWN	Paunat
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





- Exceptional property in the black Périgord
- Authentic with taste
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BEAUTIFUL GÎTES...

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## 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.

## 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- Pompe Chaleurs (energy efficient heating system) are outdated and need to be updated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 m<sup>2</sup>

- 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;

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21623PHV24>

COMPLETE FILE AND PHOTO ON REQUEST

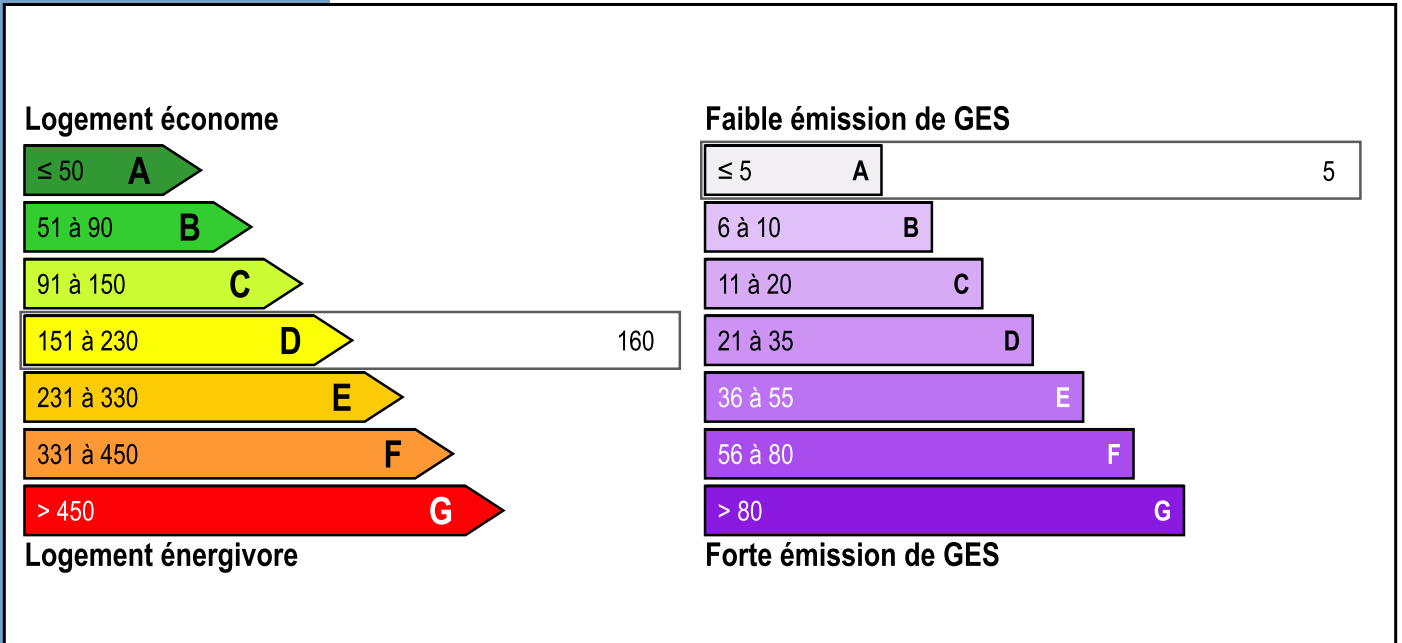


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NOIR WITH 3 BEAUTIFUL  
GITES...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A2I623PHV24

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A2I623PHV24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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