



House

ETOUARS (24)

370 000 €*

* Agency fees to be paid by the seller



200 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In a hamlet of green Périgord, 5 minutes from the village, an old stone farmhouse tastefully restored will delight lovers of peace and countryside. The bus stop is present in the village. Buses serve primary schools and colleges in the area. From the entrance, you will be seduced by a living room of more than 70 m². A kitchen equipped with a wood stove is functional. Adjacent to the kitchen, a utility room has been created. A bright living room opens onto a tiled terrace. The room has retained its charm of yesteryear with its beams and stone walls. The two bay windows allow you to enjoy a view of the outside. In the continuity of the stay, a living room of 42 m² completes the space. The original fireplace has been restored identically. An insert can heat the whole room. A 41m² room with all the water and electric connections can become a master suite. It has a large bay window opening onto a sheltered exterior. Upstairs, a bedroom with a mezzanine area opens onto a roof terrace. A corridor leads to two other spacious bedrooms. The charm of the beams is present throughout the farmhouse. A spacious and bright bathroom is equipped with a shower and a bathtub. A barn still having its cribs and its hay space serves as a garage, the other part formerly the barn is a workshop. An old pig pen, a cellar and another garage complete the set. A garden with trees and flowers with two accesses to the land is completely fenced. The assets of this farmhouse: - A well feeds the water network. - Large openings let in light - The electricity is redone - The plumbing is recent Want to discover this beautiful farmhouse, contact me! The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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NONTRONNEAU (24300)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 823284

Property type House

Exposure TRAVERSANT N-S

View Vue sur Jardin

SURFACES

Living space 200 m²

Living room surface 45 m²

Land surface 4000 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 167

GES 5

APPENDIX

Parking extérieur

Parking space 1

Garage 2

Videophone Non

SERVICES

Heater bois

Kitchen aménagée



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