



## Property

LA BACHELLERIE (24)

**460 000 €\***

\* Agency fees to be paid by the seller



221 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Great opportunity, this charming character house in Périgord stone offers 9 rooms including 6 large bedrooms. It is ideally located in the heart of a village with local services. You benefit from calm without being isolated. Close to the motorway (without the nuisance), it is located halfway between Brive-la-gaillarde and Perrigueux (30 mins). It has a total of more than 450 m<sup>2</sup> of useful surface area (numerous spaces on the mezzanine floor; workshop, laundry rooms, cellars, etc.) including a living area of 220 m<sup>2</sup>. In addition, below and at the same level as the swimming pool (10x5m), a barn of approximately 60 m<sup>2</sup> on two levels, completes the ensemble. The living area: dining room with open kitchen of 27.5 m<sup>2</sup>, living room of 34 m<sup>2</sup>, office of 11.5 m<sup>2</sup>, all opening onto a large terrace with open views to the South-West. the latter overlooks the swimming pool and the wooded park of more than 2,000 m<sup>2</sup> which leads to a stream. On the upper half level you will find on one side, three beautiful bedrooms (17, 19 and 24 m<sup>2</sup>), one of which has a bathroom + private toilet, a bathroom and a separate toilet. And on the other: three other bedrooms (12, 15 and 26 m<sup>2</sup>) a bathroom and a separate toilet. This last part can easily be transformed into a gîte or guest rooms, thanks to a courtyard allowing completely independent access. You will fall in love with the view and its large, bright rooms. You will be seduced by its slate roof decorated with ridge pins from the mid-19th century. The attic, accessible by an internal staircase, has additional development potential.

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

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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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 843814

Property type ..... Property

Exposure ..... South

View ..... Vue dégagée, sur Jardin, sur Piscine

### SURFACES

Living space ..... 221 m²

Living room surface ..... 34 m²

Land surface ..... 3078 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 6

Number of bathrooms ..... 3

Toilets count ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 241

GES ..... 75

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes