



Farmhouse

MONTFERRAND DU PERIGORD (24)

599 000 €*

* Agency fees to be paid by the seller



400 m²



12 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

18th century farmhouse, composed of two buildings of 400m² of living space, a listed barn, a lean-to and a spa, all opening onto an enclosed courtyard.

The whole, located on a plot of approximately 1.5 hectares, offers a harmonious balance, a dose of sobriety, elegance and charm. This property is located 700m from a medieval village.

The main house is made up on the ground floor of a day area with an equipped kitchen, a large living/dining room with its large fireplace, on the sleeping side 2 master suites, one with its adjoining bathroom and the other with its bathroom.

Upstairs 3 bedrooms, a bathroom and an open mezzanine space.

The secondary house is made up of a sleeping area with two master suites, living room with its large fireplace, dining room, separate WC, billiard table, a kitchen for cooking and hosting large tables.

You will appreciate the charm of the stone, the large volumes of the living rooms, the large fireplaces and the numerous openings which allow them to be bathed in light.

A magnificent wooded park of 15,490 m² with numerous fruit trees and shrubs, its magnificent spring where frogs mingle with the vegetation, its river bordering the park where you can stroll along the water.

Strong point, the land is completely fenced allowing you to be able to let your pets come and go on the land in complete safety

. All that's missing is a swimming pool from this majestic place. 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.

**** 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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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 850748

Property type Farmhouse

Year of construction 1700

Exposure South

View Vue dégagée, sur Forêt, sur Jardin, sur Rivière

SURFACES

Living space 400 m²

Land surface 15490 m²

COMPOSITION

Number of rooms 12

Number of bedrooms 7

Number of bathrooms 2

Toilets count 7

Washrooms 3

DPE/GES

DPE 260

GES 53

APPENDIX

Parking couvert

Parking space 4

Videophone Non

SERVICES

Heater électricité

Heater fuel

Kitchen équipée