



REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9885CHG**
- Price : **450 000 €**
- Location : **Lot / Bouriane**



In the peace of a hamlet, in a dominant position with views, beautiful 203 m² stone residence with dovecote. Cathedral living room, monumental fireplace, 5 bedrooms, 3 shower rooms, a 42 m² room to be finished, barn, on 6538 m², heated swimming pool





Ref : 9885CHG	Location
Living space : 204 m² Total potential : 256 m² Land surface : 6 538 m² Dependences : yes Pool : yes Advantages : 5 bedrooms, possibility of additional accommodation beautiful countryside views	 Department : Lot Region : Bouriane
Price : 450 000 €	

Fees to be paid by the vendor

Full description

Situated in a quiet hamlet in the Bouriane region, at the gateway to Périgord Noir, in a dominant position with lovely views over the countryside, this beautiful stone house has been converted from an old barn with a dovecote. Built on 2 levels over cellars, the property offers 203 m² of living space.

Large 84 m² cathedral living room with monumental stone fireplace, fitted and equipped kitchen, 5 bedrooms, 3 shower rooms, and a 42 m² space to be finished on the garden level for a potential independent dwelling.

A small detached barn in very good condition, with new roof and framework, used as a garage and workshop.

Set in 6538 m² of wooded grounds with lovely views over the surrounding countryside, the 10 x 4.5 m swimming pool is heated by a heat pump and enclosed by an electric curtain.

Main house 203 m² living space, 256 m² usable space

Garden level

19.75 m² kitchen area

3-panel glazed wooden door, 2 of which are fixed,

Terracotta tile floor, fitted kitchen area, staircase leading to dovecote

Kitchen 12.22 m²

Fully fitted and equipped, flagstone floor, exposed stone walls, wooden French window to north-east terrace, fenestron.

Cathedral living room 84.60 m²

Spacious, handsome living-dining room with cathedral ceiling and exposed beams.

Monumental stone fireplace with JOTUL wood-burning stove, terracotta tiled floor.



This large room is lit to the southeast by a glazed wooden door opening onto a terrace, a fixed arched basket-handle bay, 2 windows, to the northwest, a mullioned window, a low window, 3 windows,
Height 5.33 m under ridge

Circulation night space 05.43 m²
distributes 2 bedrooms, a shower room and a bathroom

Bedroom 1: 15.58 m²
carpeted floor, wooden window

Bedroom 2: 11.60 m²
Carpeted floor, a wooden window, a wooden fenestron

Shower room 03.66 m²&
recently redone, Italian shower, toilet, pedestal washbasin, towel rail, a window,
tiled floors and walls

Bathroom 05.43 m²
Recently refurbished, bath, vanity unit, wc, electric towel rail, tiled floor

Above, bedroom 3, master suite 14.75 m².
Attic, exposed beams, two wooden windows, (20 m² floor space)

WC 01.32 m²
with wooden window, parquet floor, Louis XV fireplace, cupboards

Shower room 02.55 m²
Tiled floor, wooden window, shower, washbasin, VMC,

Entrance 01.87 m²
Parquet floor, wooden window

In the dovecote,
accessible via a stone staircase from the large living room

R + 1

Bedroom 4: 12.66 m² with
1 fenestron, a window, stairs to bedroom 5 above



R +2

Bedroom 5: 12.20 m²
two windows on two sides,

R-1

Garden level,

Room to be finished, 42.20 sq.m.
Concrete floor, 2-leaf wooden glass door to garden

2 cellars, 03.16 and 07.23 m² each

Outbuilding

A barn on 2 levels
new roof and frame.

R+1

Room on concrete wall 23.00 m²

R - 1

Garage 23.00 m²

Wooded garden with beautiful views over the surrounding countryside 6538 m².
2 entrances gates

Swimming pool 10 X 4.5 m, 2009, heated by heat pump and covered by electric curtain, 2018, liner waterproofing, salt treatment.



