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Renovated Farmhouse and Outbuildings in the Dordogne Valley

Saint-Astier , Dordogne , Nouvelle Aquitaine



€630,000

inc. of agency fees

5 Beds 3 Baths 300 sqm 12 ha

In a commanding position overlooking the valley, this property comprises a collection of old buildings, including an old renovated farmhouse and outbuildings, set on approx. 12 hectares of land near Périgueux in the Dordogne.

At a Glance

Reference	MFH-IJLJ6MK	Near to	Perigueux	Price	€630,000
Bed	5	Bath	3	Hab.Space	300 sqm
Land	12 ha	Pool	Yes	Land Tax	N/A

Property Description

Situated in a commanding position overlooking the valley, this property comprises a collection of old buildings dating back to the eighteenth and nineteenth centuries. It includes a house (an old renovated farm), cellar, and outbuildings, all set on approximately 12 hectares of land consisting of meadows and woods. Located near Saint-Astier, 20 minutes from Périgueux, and just 5 minutes from the A89 motorway entrance, this property boasts an excellent location and is well-suited for keeping horses or other animals.

The family house has been completely renovated with the assistance of an architect, offering around 300 sqm of living space with modern comforts such as a pellet boiler with silo, photovoltaic panels, a large tank for rainwater collection, and sanitation facilities that meet current standards. The living areas are spacious and bright, comprising an independent family kitchen with a fireplace, a large living room (53 sq.m) with parquet flooring and a fireplace, a second small living room, and an office room of approximately 30 sq.m. Above this room, there is a bedroom with a private bathroom and toilet. An old wooden staircase in the entrance leads to the upper floor, which includes four bedrooms (ranging from 13m2 to 23 sq.m), a dressing room (or small room), and two bathrooms with separate toilets. At the top level, beneath the attic, there is a large recreation room (33 sq.m) with exposed beams and isolation.

To the west of the house, a delightful courtyard connects a charming French garden to the south and a garden to the west, which includes a swimming pool and provides access to the land with unobstructed views. The property also features three large outbuildings (90 sq.m, 100 sqm, and 200 sq.m) and a workshop area, adding to its character and appeal.

The Accommodation

The ground floor

- 23.80 sqm - Kitchen, Outdoor Window, Gas Stove
- 7 sqm - Entrance, wooden staircase
- 18 sqm - Small living room, window, old stone fireplace
- 2.20 sqm - WC, hand wash, window
- 52.90 sqm - Through-door living room, French windows, 2 windows, exposed beams, fireplace
- 28.60 sqm - Office, French windows, large window, staircase, exposed beams

The first floor

- 26.40 sqm - 2 Bedroom above office, parquet, window, exposed beams
- 3,30 sqm - Private bathroom, sink, WC
- 7.90 sqm - Access via other stairs, corridor, parquet
- 17 sqm - Bedroom, parquet, window
- 22,60 sqm - Bedroom, 2 windows, parquet, old fireplace
- 10,80 sqm - Bathroom connecting between the 2 bedrooms, shower, bath, 2 sinks
- 8.40 sqm - Children's Corridor, carpet
- 1.50 sqm - WC, hand wash
- 12.60 sqm - Bedroom, closet, window carpeted
- 5.90 sqm - Bathroom, bathtub, sink, window + laundry room
- 13.70 sqm - Bedroom, closet, window
- 10 sqm - Bedroom in length, closet, window

The second floor

- 33.sqm Attic - large recreation/play room, isolated, with exposed beams

A beautiful Domaine offering remarkable quality of life in the Dordogne

Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	3
Price	€630,000

Key Information

Internal Area:	300 sqm
Land Area:	12 ha
Floor:	3
How many Outbuildings:	3
Number of Fireplaces:	3

Property Features:

- Barn old nurseries
- boiler with silot (photovoltaic panels on the roof)
- Workshop
- Hangar

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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S. and L. BROWN



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