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## Old Priory with Majestic Trees and a Pond in Dordogne

Marsac , Dordogne , Nouvelle Aquitaine



# €680,000

inc. of agency fees

3 Beds   2 Baths   320 sqm   5695 sqm

Old character priory set on a landscaped park with majestic mature trees, a carp pond and an old aviary situated near amenities, and just 10 minutes from Périgueux.

### At a Glance

<b>Reference</b>	MFH-IJLJ7MP	<b>Near to</b>	Perigueux	<b>Price</b>	€680,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	320 sqm
<b>Land</b>	5695 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This old priory is located near all amenities and is just 10 minutes from Périgueux. It offers a spacious indoor and outdoor living area. The building's character and authenticity have been well preserved. It has approximately 320 sqm of living space spread over 2 levels and is surrounded by an enclosed park of about 5600 sqm.

On the ground floor, there is a large living room (66 sqm) and a sitting room (42 sqm) with impressive fireplaces, exposed beams, and stonework, with each room overlooking the garden. Additionally, there is an old kitchen, a bedroom, and a bathroom on the same level. Two staircases at each end of the house provide access to the upper level. The upper floor features another large living room (70 sqm), two bedrooms (which are also accessible from the outside), a bathroom, and a mezzanine. In addition, there are extra spaces such as an old orangery, a stone cellar, a garage, and an attic.

The park is beautifully landscaped and features majestic mature trees (some of which are listed). There is also a carp pond fed by a stream and an old aviary within the grounds.

## **The Accommodation**

### **The ground floor**

- 42 sqm - Living room, slabs XIth, large stone fireplace, beams
- 8,50 sqm - Corridor
- 24 sqm - Bedroom, parquet floor, French window on the outside, cupboard
- 6,70 sqm - Bathroom, sink, WC
- 66 sqm - Large living room, stone fireplace, window, French window, exposed stone walls
- 6 sqm - Landing 2nd entrance (access orangery)

### **The first floor**

- 5 sqm - Landing
- 70 sqm - Living room, fireplace on each side
- 13 sqm - Bedroom, access possible by external staircase
- 10 sqm - Corridor
- 24,50 sqm - Room, access possible by outside
- 7,20 sqm - Bathroom, bath, sink, WC
- 21 sqm - Mezzanine with low beams
- 15 sqm - Kitchen, fireplace

## **Outside**

- former aviary
- carp pond fed by stream
- orangery
- stone cellar

***A rare property, in good condition, ideal for a family wishing to live in a character property, close to all amenities and public transport. JUST REDUCED!***

## Summary

Property type:	Mansion
Bedrooms:	3
Bathrooms	2
Price	€680,000

## Key Information

Internal Area:	320 sqm
Land Area:	5695 sqm
Floor:	2
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine



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