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## Country house with a barn in the Dordogne

Rouffignac , Dordogne , Nouvelle Aquitaine



**€275,600**

inc. of agency fees

3 Beds 2 Baths 110 sqm 9038 sqm

If you are looking for a place to live in the countryside, with character, fruit trees and potential, come and visit this property, quickly!

### At a Glance

<b>Reference</b>	MFH-IJLJ3RG	<b>Near to</b>	Perigueux	<b>Price</b>	€275,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	110 sqm
<b>Land</b>	9038 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located near Rouffignac and close to many renowned tourist sites, this Country House with outbuildings is on a plot of about 8700 sqm and provides a remarkable living environment.

The main house offers a living area of about 109 sqm. The ground floor comprises a complete living space, including a family kitchen, a living room with a pellet stove, a bedroom, a bathroom with an Italian shower, and an office. Additionally, a veranda serves as a complementary living space. A wooden staircase leads to

the attic, which has been converted into 2 bedrooms, a bathroom, and a toilet.

A spacious barn, part of which can be renovated into a house (100 sqm on the ground + 100 sqm on the floor), offers great potential. A preliminary project for this purpose has already been carried out. Other outbuildings include 2 cellars of 25 sqm each (with concrete floor and clay floor) and a 66 sqm shed/garage.

The flat and raised ground is adorned with numerous fruit trees and a rainwater-fed pond, offering the potential to create various outdoor spaces such as play areas, a vegetable garden, animal enclosures, and even a swimming pool. Additionally, a 4000L tank collects rainwater with a pump. The sanitation system is nearly complete, with only secondary ventilation needing to be added.

## **The Accommodation**

### **The ground floor**

- 20,30 sqm - Kitchen
- 14 sqm - Living room, French window on the outside, pellet stove, exposed beams
- 7 sqm - Bathroom, large shower, sink, toilet, laundry area, corner cupboard, window
- 10,20 sqm - Bedroom, window
- 6,60 sqm - Corridor, lino floor
- 12 sqm - Office, departure attic staircase (steep), French door on the outside

### **The first floor**

- 22 sqm Bedroom, exposed beams (lower part), 2 velux
- 5,10 sqm Bathroom, shower tray, towel dryer, toilet, velux
- 9,50 sqm Bedroom, velux

## **Outside**

- Veranda/ back kitchen (not insulated, not heated)
- Garage, dirt floor
- Barn - part "shop", concrete floor
- Barn - part "reserve"
- Barn - summer room, departure staircase
- Barn - cellar in semi-basement, concrete part
- Barn - cellar in half basement, clay part
- Barn - floor on the whole length

*If you are looking for a place to live and develop in the Dordogne, this property could be for you!*

## Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€275,600

## Key Information

Year Built:	1815
Internal Area:	110 sqm
Land Area:	9038 sqm

How many Outbuildings:	1
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### Property Features:

- south exposed
- barn
- potential
- pond
- fruit trees

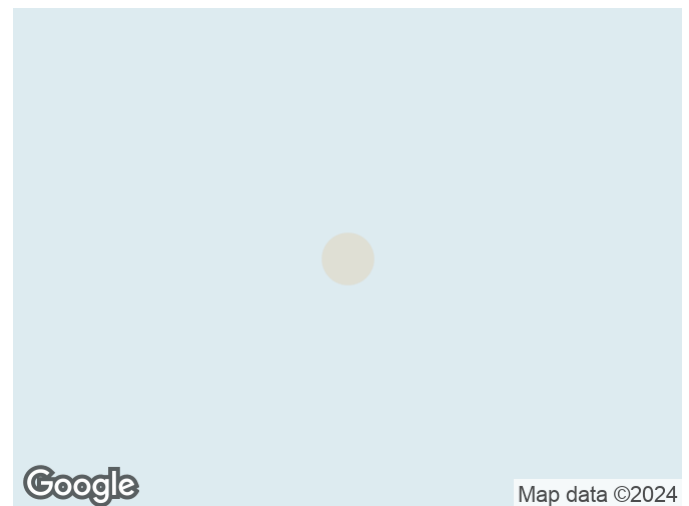
Has Attic Space: Yes

Has an Office / Study? Yes

Has a Garden Yes

Has a Terrace? Yes

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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