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## Character 6 bed Countryside house for sale in Dordogne

Loubejac , Dordogne , Nouvelle Aquitaine



# €1,250,000

inc. of agency fees

6 Beds   2 Baths   361 sqm   3.55 ha

Superb 13th century stone property in perfect condition with main house, gite, swimming pool and outbuildings on 3ha 55a 32ca attached land (possibility of equestrian activity). Lovely, quiet location:...

### At a Glance

<b>Reference</b>	MFH-LOT02127	<b>Near to</b>	Loubejac	<b>Price</b>	€1,250,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	361 sqm
<b>Land</b>	3.55 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Superb 13th century stone property in perfect condition with main house, gite, swimming pool and outbuildings on 3ha 55a 32ca attached land (possibility of equestrian activity). Lovely, quiet location: 10 km from a touristic village with shops of the dordogne.

house of 265 m2 fitted on 3 levels, partly fitted on one level: 4 bedrooms, kitchen, lounge, 2 sitting rooms, 2 bathrooms, shower room, 3 wcs, boiler room.

garden level:

14. 62 m2 entrance hall, bread oven, travertine floor.

a 18. 43 m2 kitchen, sink, wall and floor cupboards, central island, domestic appliances, exposed beams, travertine floor.

a 33. 14 m2 lounge, built-in cupboards, exposed beams, exposed stone, travertine floor.

a 19. 62 m2 bedroom, built-in cupboards, exposed beams, exposed stone, travertine floor.

a 13. 40 m2 bathroom, bath, italian shower, 2 washbasins, wc, travertine floor.

a 4. 98m2 boiler room.

1st floor: access by inside staircase or outside stone staircase giving on to a 19. 94 m2 terrace with barbecue and a 5 m2 room.

a 38. 94 m2 sitting room, fireplace + wood burner, wooden floor, exposed beams.

a 19. 95 m2 sitting room, wooden floor, exposed beams.

a 14. 20 m2 bedroom, wooden floor, exposed beams, ensuite 4. 74 m2 shower room, washbasin on cupboard, wc, tiled floor.

2nd floor: access by inside wooden staircase.

a 11. 59 m2 landing, wooden floor.

a 23. 93 m2 bedroom, wooden floor exposed framework.

a 52. 31 m2 bedroom, bath, washbasin on cupboard, bidet, wc, balcony, wooden floor, exposed framework.

underfloor central heating by heat pump + electric heating + wood-burner - double glazing (safety glass)  
electric hot water boiler (300l) + water softener - septic tank

gite of 75 m2 built on 2 levels: 2 bedrooms, kitchen, lounge, 2 shower rooms, 2 wcs,

garden level :

a 12 m2 kitchen, sink, floor cupboards, domestic appliances, travertine floor.

21. 42 m2 lounge, travertine floor.

1st floor: access by inside staircase giving on to a 2. 10 m2 landing, wooden floor.

a 16. 53 m2 bedroom, exposed framework, balcony, wooden floor, ensuite 6. 40 m2 shower room, italian shower, washbasin on cupboard, wc, towel rail, tiled floor.

a 10. 70 m2 bedroom, wooden floor ensuite 5. 22 m2 shower room, italian shower, washbasin on cupboard, wc, towel rail, tiled floor.

electric heating - aluminium double glazing electric hot water boiler - septic tank

outbuildings :

swimming pool with jacuzzi jets: hand-sculpted resin.

a stone barn of 140 m<sup>2</sup> on floor including a 99.5 m<sup>2</sup> room with workshop and possibility of 3 vehicles, a 26.81 m<sup>2</sup> garage for one vehicle and a laundry room.

a 8.82 m<sup>2</sup> wooden caravan used as bedroom, washbasin on cupboard + separate 11.79 m<sup>2</sup> building used as kitchen and shower room + dry toilet.

a double box.

a covered well.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	2
Price	€1,250,000

## Key Information

Year Built:	1200
Internal Area:	361 sqm
Land Area:	3.55 ha

## Location: Nouvelle Aquitaine



## Gallery















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