

Contemporary home with a guest house and outbuildings

Grand-Brassac, Dordogne, Nouvelle Aquitaine





Contemporary architect house and a charming stone cottage, in a peaceful environment without vis-à-vis with breathtaking view of the surrounding landscape.

At a Glance

Reference	MFH-IJLEL6GBM	Near to	Ribérac	Price €624,000
Bed	5	Bath	3	Hab.Space 310 sqm
Land	3911 sqm	Pool	Yes	Land Tax N/A

Property Description

Situated in a serene environment with no overlooking neighbors, this property comprises a modern architectdesigned house with a wooden frame and a charming stone cottage. Both properties boast stunning views of the surrounding landscape. The spacious main house is filled with natural light thanks to its large windows, creating a sense of openness and comfort. With three bedrooms, one on the ground floor, and a bathroom with a walk-in shower and large basin. This residence is perfect for family life. An additional bathroom upstairs adds to the comfort with double basin, walk in shower and bath and numerous cupboards. The house is heated by a heat pump with underfloor heating, providing gentle and consistent warmth throughout.

Quality features include photovoltaic panels, a thermodynamic water heater, a fireplace, two underground water tanks for the toilet and washing machine, and a water softener. Outside, a swimming lane appears to seamlessly blend into the natural surroundings.

The property also includes a plot with a vegetable garden and orchard, as well as a barn and a tobacco drying shed. The fully renovated cottage comprising a living room open to kitchen, two bedrooms, a bathroom and a mezzanine serving as an office, meanwhile, seduced by its authenticity and rustic charm; It is an ideal welcome space for guests or an additional source of income.

This property is move-in ready with no need for renovation work. The lack of neighboring properties and unobstructed views make this an ideal location for those seeking relaxation in a beautiful setting.

The Main House

The ground floor

- 6.43 sqm Entrance
- 80 sqm Living room with kitchen corner
- 7.15 sqm Cupboard
- 5.23 sqm Laundry
- 5.60 sqm Clearance
- 25,30 sqm Bedroom
- 9,18 sqm Bathroom with walk in shower and large basin.
- 1.65 sqm Wc

The first floor

- 15 sqm Landing
- 19,60 sqm Bedroom
- 24,50 sqm Bedroom
- 18 sqm Bathroom with double basin, walk in shower and bath and numerous cupboards.
- 1.65 sqm WC

Outside

• Swimming corridor 20 x 3m

The Stone Cottage

- Fully equipped kitchen opening in the living room
- Two large bedrooms on the first floor
- A mezzanine level
- Shower room with walk-in shower and large basin
- Two separate toilets, one on the ground floor and the other on the first floor
- Terrace opening to the orchard.

Additional Information

- Workshop 70 sqm
- Tobacco dryer

A fabulous home for lovers of tranquillity in a preserved natural setting.

Summary		Key Information	
Property type:	House	Year Built:	2012
Bedrooms:	5	Internal Area:	310 sqm
New Home?	No	Land Area:	3911 sqm
Bathrooms	3	Floor:	2
Price	€624,000	How many Outbuildings:	2
		Property Features:WorkshopCottage	
		Has a Garden	Yes
		Has a Terrace?	Yes
		Swimming Pool?	Yes
		Has ADSL/Broadband?	Yes

Location: Nouvelle Aquitaine



Gallery







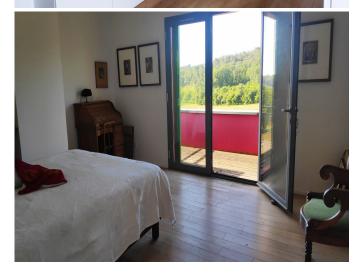


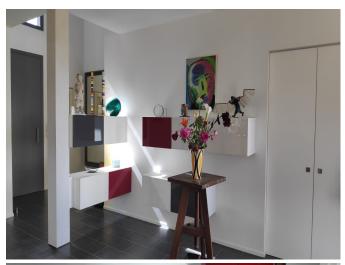




























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