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## Contemporary home with a guest house and outbuildings

Grand-Brassac , Dordogne , Nouvelle Aquitaine



**€624,000**

inc. of agency fees

5 Beds   3 Baths   310 sqm   3911 sqm

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

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

### Property Description

Situated in a serene environment with no overlooking neighbors, this property comprises a modern architect-designed 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

Property type:	House
Bedrooms:	5
New Home?	No
Bathrooms	3
Price	€624,000

## Key Information

Year Built:	2012
Internal Area:	310 sqm
Land Area:	3911 sqm
Floor:	2
How many Outbuildings:	2
Property Features:	
• Workshop	
• Cottage	
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

## Location: Nouvelle Aquitaine

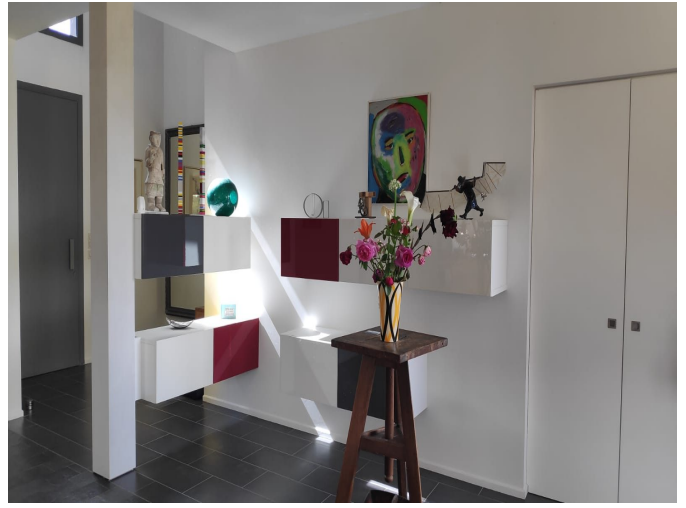




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