

Stone house of 240m<sup>2</sup> with 4 bedrooms and outbuilding. Swimming pool and Jacuzzi on 6255 m<sup>2</sup> of land.



## INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	240 m2
Plot Size:	6255 m2



## IN BRIEF

On 6255m<sup>2</sup> of land, old barn restored into a comfortable home (2010) of 240 m<sup>2</sup> plus annexe convertible into accommodation of approx. 35 m<sup>2</sup>. Entrance hall, lounge/dining room, 2 kitchens, conservatory, jacuzzi. Utility room/WC on the ground floor.

First floor: large landing leading to 4 bedrooms, shower room and WC and a sauna.

The house also has a covered swimming pool that can be opened, a pizza oven and a barbecue.

The house has a reversible heat pump system, photovoltaic panels and a wood-burning stove.

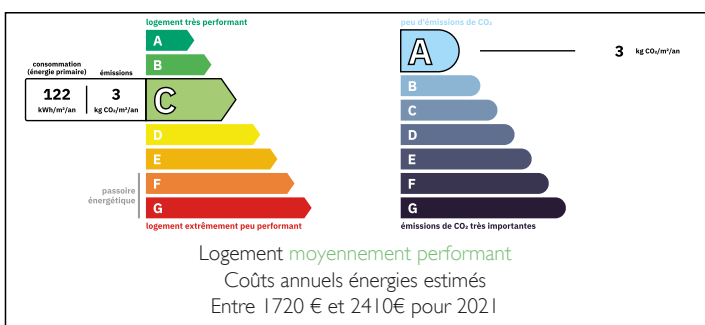
Two 3,000-litre cisterns collect rainwater.

There is also a barn, a double garage, a workshop and a vat room.

In addition to the market garden, the property also has a vineyard and a parcel of land planted with truffle oaks.

The property is situated in a quiet hamlet, less than 15 minutes from all amenities and less than 1...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 800 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Very cosy atmosphere for this former stone barn converted into a warm, family home in 2011. Set in 6255 m2 of land, it benefits from all the modern comforts.

Heat pump combined with air conditioning for hot summers,

solar panels with production-consumption/resale contract.

Thermodynamic water heater and electric hot water tank.

Wood burner in the living room.

Situated in a quiet hamlet, 15 minutes from Brantôme in Périgord (a major tourist attraction), the property is only 50 minutes from Angoulême and the Paris/Bordeaux TGV train service.

The property also benefits from a covered swimming pool (8 x 10), which can be opened, a pizza oven and a barbecue.

Two cisterns, each with a capacity of 3,000 litres, collect rainwater.

There is also a barn, a double garage (41.7 m2), a workshop and a vat room (26.5 m2).

In addition to market garden land, the property also has a vineyard an orchard and a parcel of land planted with truffle oaks.

After crossing a courtyard paved with travertine, you come to an entrance hall (17.6 m2) which leads to a lounge with wood burner (19.6 m2), a dining room (16.28 m2), a toilet, a cloakroom/utility room (9.3 m2) and a storeroom (12 m2).

There is a fitted kitchen (13.m2) and a utility room (15.5 m2).

which leads to a heated veranda (21.7 m2) and a Jacuzzi (7 m2).

Inside access to the pool via the veranda.

A beautiful wooden staircase leads from the entrance to a vast landing (25.5 m2) with sauna, four bedrooms, 2 of which have daylight...