

## Old farmhouse with gîtes and outbuildings



## INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	230 m2
Plot Size:	20000 m2

## IN BRIEF

Old stone farmhouse comprising a main house (3 bdrms) and its gîte (3 bdrms). A second gîte is in the process of being fitted out and has yet to be finalized.

A large tobacco shed and small stone buildings complete the property.

This beautiful ensemble is set in an idyllic setting just 10 minutes from all amenities.

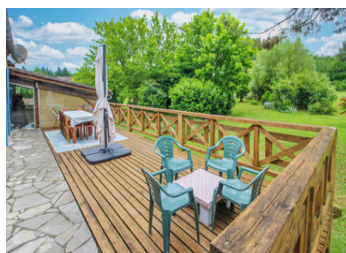
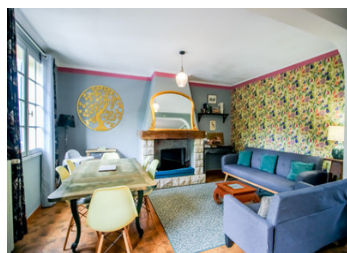
A large, secure swimming pool (11x5.5) with pool house will delight young and old alike.

The house and gîte have been tastefully renovated and have no opposite or close neighbors. The estate also has a large meadow for your animals or any other cultivation project.

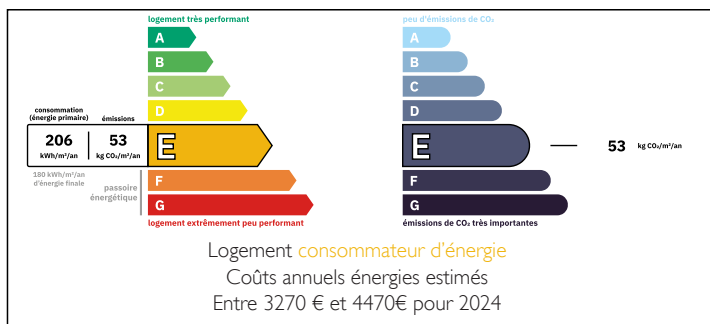
The large garden (2 hectares) boasts a wide variety of mature trees.

Cellars under the entire house allow for easy storage, and a final small barn can also be used as a garage or converted into living quarters.

In short, a wonderful place...



## ENERGY - DPE



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## DESCRIPTION

The house and gîte are adjoining, but both have independent entrances.

The barn in need of finishing is attached to the house on the other side and could easily be converted into a second gîte.

HOUSE 120 m<sup>2</sup> living area

First floor

- Veranda (25 m<sup>2</sup>)
- Living/dining room (42 m<sup>2</sup>) fireplace/wood-burning stove

- Kitchen (19 m<sup>2</sup>)

- Bedroom / Study (15 m<sup>2</sup>)

Second floor

- Bedroom 1 (9 m<sup>2</sup>)

- Bedroom 2 (17 m<sup>2</sup>)

- Bathroom (5 m<sup>2</sup>)

- Separate WC and night hall

- Convertible attic (45 m<sup>2</sup>)

Oil-fired central heating, septic tank and double-glazing.

GITE 1 - 120 m<sup>2</sup> living area

First floor

- Living room / dining room / kitchenette (27 sq.m.) with fireplace and opening onto a large, well-exposed terrace

- Bedroom (19 m<sup>2</sup>) opening onto terrace

- Bedroom with shower room/WC (17 m<sup>2</sup>)

- Bedroom (13 m<sup>2</sup>)

- Bathroom (7 m<sup>2</sup>)

- WC and hall

Oil-fired central heating, septic tank and single-glazed windows.

BASEMENT (100 sq.m.) with laundry room, boiler room and workshop

Ideal wine cellar (50m<sup>2</sup>)

5.5 x 11 m saltwater SWIMMING POOL with new liner and pump, separate from the house, with pool house (20m<sup>2</sup>)

Working well

## LOCAL TAXES

Taxe foncière: 1636 EUR

Taxe habitation: EUR

## NOTES