

255 m<sup>2</sup> house on 2 levels and 13364 m<sup>2</sup> of land with swimming pool

EXCLUSIVE



## INFORMATION

Town:	Coutures
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	193 m <sup>2</sup>
Plot Size:	13364 m <sup>2</sup>

## IN BRIEF

An ancient and venerable residence, with the appearance of a stone vessel, it sits on a vast plot of more than 1 ha, facing south-east on the edge of a calm and peaceful hamlet. Tasteful, high-quality renovation has given it a delightful feeling of well-being and comfort.

No fewer than 4 bedrooms with en suite bathrooms, 2 lounges and a billiards room await you on 2 levels.

The house has an excellent oil-fired central heating system. Quality wooden double-glazed windows, fireplaces and the charm of wood-burning stoves.

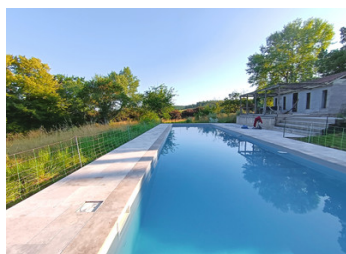
A large swimming pool invites you to enjoy wonderful moments of relaxation.

The village within walking distance has a restaurant open all year round.

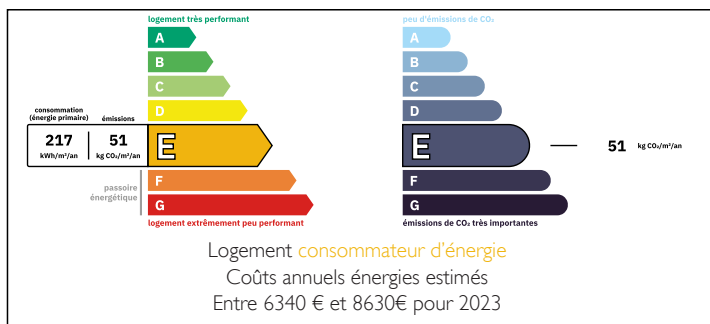
Numerous hiking trails and bucolic walks.

Ribérac and its typical weekly market is a 10-minute drive away.

We are 1.30 hours from Bordeaux, 1 hour from



## 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:** 1800 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Originally known as 'La Commanderie' and dating back to the 16th century, in a hamlet close to a small village full of charm, this venerable residence was transformed in the 17th century into a pleasure residence known as the Chartreuse. Plush but not ostentatious, this new concept of architecture appeared at the end of the seventeenth century in south-western France and favoured a form of comfort in symbiosis with nature. Thanks to its generous windows, the interiors are flooded with light. From its original construction, the house has retained its magnificent, elegant French ceilings and monumental fireplace. Built on a large plot of dominant land facing south-east, its sunny facade floods the ground floor living rooms with light. With its 2 lounges, intimate library, study, convivial kitchen and large en suite bedroom, it is an invitation to relax in the countryside. A billiards room invites you upstairs with two en suite bedrooms.

An new extension(38 m2) protected from the summer heat in the style of an orangery with local stone and double-glazed windows, this future living and entertaining space is just waiting to be finished. Built over a network of cellars, including a wine cellar, a workshop and a boiler room, the living rooms are accessed via a stoop and a terrace of around 13 m2.

A 29 m2 open-plan kitchen/dining room welcomes you. A few steps lead up to the first bedroom/study (18 m2), bathroom and WC (4 m2).

Adjacent to the kitchen, an...