

**766 500 €****Contact agency****Félix Immobilier La Médiévale**

4, place du 14 juillet

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**For sale house****10 rooms****Surface : 276 m<sup>2</sup>****Surface of the land : 53000 m<sup>2</sup>****Year of construction : 1890****View : Campagne****Hot water : Electrique****Inner condition : GOOD****External condition : GOOD****Couverture : tiling****Features :**

Jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

7 bedroom

3 terraces

3 bathrooms

1 shower

3 WC

2 parkings

1 cellar

**Energy class (dpe) : E****Emission of greenhouse gases (ges) : B**

Document non contractuel

17/07/2024 - Prix T.T.C

**House 1-291 Veyrignac**

Lots of charm for this magnificent property located in a very quiet location. It is made up of 3 tastefully restored independent houses, each has a private outdoor space. The main house: large living space with open kitchen, wood stove and a high ceiling with its exposed framework. Two bedrooms, bathroom with shower, laundry room. Wooden terrace with a clear view The first stone cottage: kitchen open to living room with wood stove, a bathroom, a separate toilet, three bedrooms upstairs, one of which has a water point. Terrace The second cottage: old tobacco dryer tastefully renovated, kitchen open to living room with wood insert, two bedrooms and a bathroom with WC. The 5.3 hectare land is suitable for swimming pools with pending water/electricity connections and building permits. In the annex on the land a bread oven in working order, large parking spaces and the possibility of creating a fourth property on existing foundations of 80 m2 with cellar.

Fees and charges :

766 500 € fees included