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| PROPERTY FOR SALE  THENON AREA |

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| Ref: MP113790 |  | Price: 798.000 € |

The property comprises two traditional stone houses, one of 278 m² renovated to a high standard, the other of 163 m². It is located in a hidden, idyllic, and upmarket hamlet close to Montignac-Lascaux, the perfect location in the heart of the Perigord Noir. Close to all amenities and attractions, it offers convenient access to the airports of Brive La Gaillarde and Bergerac and autoroutes to Périgueux, Bordeaux and further afield. Set on a ridge and surrounded by mature gardens, with pool, it sits on a domain of 12.500 m² of meadows, woods and fields with stunning panoramic views.  
  
In the main house a grand entrance reception hall leads to a large kitchen diner, which is perfect for entertaining. There are two spacious lounges, one of which opens to a terrace suitable for outdoor entertaining. Both have a wood burner fireplace and garden views. The ground floor has natural stone floors or wood parquet throughout. There is ample storage, a separate toilet and a boiler/laundry room. The upper floor comprises a master en-suite, three further large bedrooms, one of which has built-in bunk beds and an ensuite, and there is a large third bathroom. With two separate staircases, the house may be used as two semi-independent living spaces. The house is connected to a fast fibre network suitable for "work from home". Recently, the main house has been successfully let for luxury 5 star holiday stays during the summer months.  
  
The second house comprises a ground floor of a traditional main hall with an impressive fireplace and four further rooms. The upper floor is a large timber beamed loft running the length of the house. Below this house is a cave so adjustments to its existing electricity and water supply and drainage can be more easily made to unlock its potential.

There is a roadside main entrance with a covered parking for 2 cars. In addition, the property is also accessible from its own driveway further down the lane. Located in the charming courtyard, there are two terraces, one by the main house, the other partially covered, in the garden.

In the grounds, set away from the house, is a large open barn, with mains water and electricity connections, offering possible uses such as equestrian, livestock or classic car storage. There are many mature trees, including walnut and oak and a small fruit orchard. In the past some of the fields have been let to local stables for their horses and there is a spring-fed water source.

Overall the property provides an immediate stylish living combining privacy, tranquillity and accessibility. There is scope for development of the second house. This large attractive domain offers commercial possibilities for agriculture, livestock, equestrian and tourist ventures.

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1830 * Style: Stone * Pool * Joint ownership: Detached * Availability: Available upon act | * Condition: Very good * Usable area: 443 m² * Land surf. area: 125.000 m² * Living space: 30 m² * Non isolated countryside * Orientation: East West | * 4 bedrooms * 3 bathrooms * 15 rooms * 3 parkings * Heating type: Gas | |

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| | Additional Information: | | | --- | --- | |  | | | Ground floor:   * Utility Room * Kitchen * Entrance lobby * Living room * Dining Room * Washroom * WC   1st floor:   * 4 Bedrooms * Landing * 3 Bathrooms * WC   Outbuildings:   * Annex * Stable * Gite * House * Other   Energy report:   * Energy performance 146,00 KWHep/m²an => Class C * Energy performance * Gas emission 40,00 Kgco2/m²an => Class E * Gas emission * Calculation: 3CL-DPE | Heating (continued):   * Gas central heating * Electricity and wood   Other equipment:   * Water collection unit * Septic tank   Services:   * Nearest town : 8mins * Nearest airport : 40mins * Nearest motorway : 10mins * Calm * Nearest shops : 5mins * Outbuildings * School * Railway Station * Gite * Hospital * Broadband * View   Land:   * Private carriage-way * Wooded * Constructible land * Parkland * Swimming Pool * Meadowland   View:   * Panoramic view | |

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| | Photos: | | | --- | --- | |  | | | IMG4596 | IMG1841 | | 20240401113244 | 20230930160630 | | IMG1903 | 20230930160644 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **146 KWHep/m² an** | **40 Kg CO2/m² an** | | **Classe DPE - C** | **Classe GES - E** | |