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| PROPERTY FOR SALELE BUISSON DE CADOUIN AREA |





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| Ref: AP2531 |  | Price: 397.500 € |

The property smells of sun, Périgord, vacations and Tuscany .... On the heights of Le Buisson de Cadouin, in a small hamlet whose name means "Little Fountain", a charming ensemble of three houses including two gîtes. 197 m2 in total, 12 rooms, 1 bathroom, 3 shower rooms. All clean and operational, even in winter. Quiet, pastoral setting. Unobstructed views over the countryside. Swimming pool barn (liner and pump 2019). 5 minutes from a village with all amenities, schools, college and SNCF train station. The price is particularly attractive considering the quality features on offer.

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| Characteristics: |
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| * Type: House / Character property
* Style: Stone
* Pool
* Joint ownership: Detached
 | * Condition: Good
* Usable area: 197 m²
* Land surf. area: 3.174 m²
* Living space: 18 m²
* Non isolated countryside
 | * 7 bedrooms
* 1 bathroom
* 12 rooms
* 1 parking
* Heating type: Electricity & Wood
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| Additional Information: |
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| Property location:* Non isolated countryside

Ground floor:* Utility Room
* Utility room
* Bedroom
* Kitchen
* Lounge
* Washroom
* Terrace
* WC

1st floor:* 2 Bedrooms
* Landing
* Shower room

Outbuildings:* Bread Oven
* 2 Gite

Energy report:* Energy performance 327,00 KWHep/m²an
* Gas emission 76,00 Kgco2/m²an
 | Energy report (continued):* Date de réalisation DPE (jj/mm/aaaa)

Heating:* Wood
* Electric

Other equipment:* Double Glazing
* Septic tank

Windows:* Double Glazing

Services:* Nearest town :
* Calm
* Nearest shops :
* Outbuildings
* School
* Railway Station
* Gite
* Golf
* Well/Spring/Pond
* View
* 2 Parking

Land:* Swimming Pool

Roof:* Tiles

View:* Panoramic view
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6344332_Images\17gildc6500372p146479bd3e7baa6.jpgEnsemble-en-pierres-avec-deux-gites-et-piscine-060 | C:\ProgramData\activimmo\doc\06gildc6344332_Images\17gildc6500372p166479bd7287b58.jpgEnsemble-en-pierres-avec-deux-gites-et-piscine-060 |
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| Energy Consumption: |
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| **327 KWHep/m² an** | **76 Kg CO2/m² an** |
| **Classe DPE - E** | **Classe GES - F** |

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