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| PROPERTY FOR SALE  LE 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | Ensemble-en-pierres-avec-deux-gites-et-piscine-060 | IMG\_9214-scaled.jpg | | Ensemble-en-pierres-avec-deux-gites-et-piscine-060 | Ensemble-en-pierres-avec-deux-gites-et-piscine-060 | | Ensemble-en-pierres-avec-deux-gites-et-piscine-060 | Ensemble-en-pierres-avec-deux-gites-et-piscine-060 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **327 KWHep/m² an** | **76 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - F** | |