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| PROPERTY FOR SALE  LE BUGUE AREA |

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| Ref: DEP0895 |  | Price: 773.000 € |

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1800 * Renovated in 2.010 * Style: Stone * Pool * Joint ownership: Detached * Availability: Available upon act | * Condition: Good * Usable area: 377 m² * Land surf. area: 110.000 m² * Living space: 60 m² * No Neighbourg * Orientation: South | * 12 bedrooms * 6 bathrooms * 1 study(ies) * 17 rooms * 1 garage * Heating type: Wood & Oil | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Isolated countryside no close neighbors   Ground floor:   * Office 11m² in size * Bedroom 20m² master bedroom with en suite dressing room and shower room * Living room 60m² kitchen with fireplace * Terrace 25m² covered * WC independent 2M² with washbasin   1st floor:   * 3 Bedrooms of 13.5m², 9m² and 7m². * Corridor 6m² * Landing 11m² in size * Shower room 4m² with shower, WC and washbasin   Outbuildings:   * Gite n°2 65m²: living room and EDS on ground floor and 3 bedrooms upstairs * Gite adjoining n°1 129m²: living room 60m², 3 bedrooms with SDE of 27m² (independent), 18m² and 21m². Pellet stove heating. Adjoining shed 21m². * Gite n°2 65m²: living room and EDS on ground floor and 3 bedrooms upstairs * Garage 1 x 16m² car * Hangar 482m², 16x30 * Covered open building 72m² (2 cars) * Tabacco barn 72m², workshop space   Energy report:   * Energy performance 183,00 KWHep/m²an D * Gas emission 30,00 Kgco2/m²an D * Année de référence utilisée pour établir la simulation des dépenses annuelles 2021 | Energy report (continued):   * Date de réalisation DPE (jj/mm/aaaa) * Montant bas supposé et théorique des dépenses énergétiques 1.550,00 € * Montant haut supposé et théorique des dépenses énergétiques 2.170,00 €   Heating:   * Wood main house * Oil central heating main house * Electric for gîtes + granules for the largest gîte   Other equipment:   * Water collection unit * 2 Septic tank 1 non-conforming main house and 1 new from 2009 for the 3 gîtes   Windows:   * Double Glazing   Services:   * Nearest town : Le Bugue 10 mins * Calm * Outbuildings * 3 Gite * Well/Spring/Pond * Bungalow   Basement:   * Basement / Cellar of 61m². * Boiler room of 30m².   Land:   * Woods on 4 hectares * Courtyard * 2 Swimming Pool 1 of 9x4 for the gîtes. 1 wooden above-ground 4.5x3. Chlorinated. * Meadowland on 7 hectares * Well 25m depth   View:   * Forest View | |

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| | Photos: | | | --- | --- | |  | | | 20240605143926 | 20240605145435 | | 20240605145514 | IMG20240605154512 | | IMG20240605154108 | 20240605154106 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **183 KWHep/m² an** | **30 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - D** | |