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| PROPERTY FOR SALELE BUGUE AREA |





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| Ref: DEP0895 |  | Price: 773.000 € |

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| Characteristics: |
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| * 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: |
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| 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: |
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| C:\ProgramData\activimmo\doc\06gildc6344638_Images\16gildc6502044p6666187d753266.jpg20240605145514 | C:\ProgramData\activimmo\doc\06gildc6344638_Images\16gildc6502044p436661880bace37.jpgIMG20240605154512 |
| C:\ProgramData\activimmo\doc\06gildc6344638_Images\16gildc6502044p15666187ec603d8.jpgIMG20240605154108 | C:\ProgramData\activimmo\doc\06gildc6344638_Images\16gildc6502044p556667136c34615.jpg20240605154106 |

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

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