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| PROPERTY FOR SALE  LE BUGUE AREA |

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| Ref: AP2577 |  | Price: 1.365.000 € |

This estate is an old farmhouse renovated in 2016, dating from the 17th century, in the heart of the Périgord Noir region. The authenticity of the building has been tastefully renovated with all modern comforts. The 16 hectares are made up of meadows, a walnut grove and an organic orchard (old varieties planted with the help of the Aquitaine plant conservatory). A village with all local shops is 3 km away, and Bergerac, Périgueux and Sarlat are all within a 30 km radius. The 14x7m flat-bottomed heated saltwater swimming pool (electric safety cover, 1.10m deep) and the numerous terraces will enable you to enjoy the outdoors.

7 air-conditioned bedrooms upstairs, including a large master bedroom with walk-in shower room, separate WC and wardrobe. Two additional toilets on the ground floor. Large sliding doors for the living areas. The kitchen is fully equipped. Large, bright living room with access to the swimming pool. Fireplace area with bookcase. Laundry room with washing machine and tumble dryer.

Guest house. Two barns and a ruin.

Possibility of buying a 15-hectare truffle plantation in production. Information on the risks to which this property is exposed is available on the Géorisques website www.georisques.gouv.fr

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1600 * Renovated in 2.016 * 152 levels * Style: Stone * Pool * Joint ownership: Detached * Availability: Available upon act | * Condition: Very good * Usable area: 350 m² * Land surf. area: 155.888 m² * Living space: 60 m² * No Neighbourg * Orientation: South | * 8 bedrooms * 11 rooms * 1 garage * Heating type: Heating pump | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Isolated countryside   Garden Level:   * Utility Room * Basement / Cellar * Corridor * Kitchen * Kitchen * Open plan reception * WC   1st floor:   * Bedroom * Bedroom * Bedroom * Bedroom * Corridor * Shower room * Shower room   2nd floor:   * Bedroom * Bedroom   Outbuildings:   * Lean-to * Garage * Barn | Outbuildings (continued):   * House * Other   Energy report:   * Energy performance 85,00 KWHep/m²an * Gas emission 2,00 Kgco2/m²an * Date de réalisation DPE (jj/mm/aaaa)   Heating:  Kitchen equipment:   * Oven * Fridge * Extractor fan   Other equipment:   * Water Softener * Air Conditionning * Water collection unit * Double Glazing * Septic tank * Fireplace   Windows:   * Aluminium * Double Glazing   Land:   * Meadowland * Orchard   Roof:   * Tiles   View:   * Panoramic view * Panoramic View | |

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| | Photos: | | | --- | --- | |  | | | IMG\_1255.jpeg | IMG\_1217.jpeg | | IMG\_1218.jpeg | IMG\_1277.jpeg | | IMG\_1280.jpeg | Ancien-corps-de-ferme-du-17eme-10062023\_171423.jpg | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **85 KWHep/m² an** | **2 Kg CO2/m² an** | | **Classe DPE - B** | **Classe GES - A** | |