COLDWELL BANKER
EUROPA REALTY

House Pressignac-Vicq 499 m²



SALE PRICE : 1 837 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

This property, perfectly restored between 1995-1999 and in its own universe, dates from the 17th century. Set in 24 hectares of fields and woods and including the house, barn, pool, stables, tobacco shed, separate garage and newly created apartment, as well as a lovely pond, the property also has it own spring. Further construction is possible, and it also possible to land a helicopter directly onto the property. Friends with airplanes can land just a few minutes walk away, at the adjacent private airport.
Situated close to Bergerac, with easy access to the Périgord Noir as well as Périgueux, the property will tick the boxes for all types of projects, whether it be a family home or an investment opportunity.
The house is composed of a formal entry leading, on one side, to the sitting and dining rooms, with further access to the office (with it own entry) which can also become a bedroom as there is already an adjacent wc and laundry room easily convertible to a shower or bathroom. On the other side we find the kitchen, leading to the veranda which looks out over the pool.
The beautiful original staircase leads to the first floor, with the master bedroom with ensuite bathroom and dressing room and wc, another bedroom with ensuite shower room with wc, a third bedroom and a fourth bedroom with ensuite bathroom with wc. On this level is an additional separate wc.
A further staircase leads to two rooms currently set up as an exercise and a games room with a billiards table which can be included in the sale.

From the veranda, a door leads to a separate wc and a short staircase up to the boiler room, which gives access to the covered walk leading to the barn. This building, covering 200m² on the ground, has already seated over 100 people for a wedding party, and boasts further potential as the upper floor can be extended.
Past this you will find the apartment, with it separate entrance; it is virtually new and equipped with a full kitchen, one bedroom with ensuite shower room with wc. The apartment is fully accessible for wheelchairs.
Beyond this is the separate garage, designed to welcome camping cars.
A short walk leads past the pool, built in 2007, and further on to the stables, with its three boxes as well as a foaling box (currently used for egg-laying chickens).
Carrying on across a field leads to the edge of the property, with is wooden tobacoo shed and further 2 horse boxes. Following the property line from here leads to the spring and further on to lovely walks around the pond in the manicured woods and pine plantations.
It is an exceptional place where all has been thought out for a peaceful and comfortable life.

DPE (152 - D) / GES (31 - D)
Dépenses énergie entre 6 710 € et 9 120 € par an
Honoraires à charge acheteur inclus.
1.750.000€ prix net vendeur
87.000€ honoraires agence
1.837.000€ prix honoraires inclus
Pour plus d'information, contact : Katrina Hammond +33788377780
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445
Retrouvez tous nos biens sur le site IMMOBA.fr

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FEATURES

Property type:	House	Area:	499.0 m²	Property tax:	€5.00
Number of rooms:	10 rooms	Number of bedrooms:	6 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 152

Greenhouse gas emissions (GHG) index: D 31

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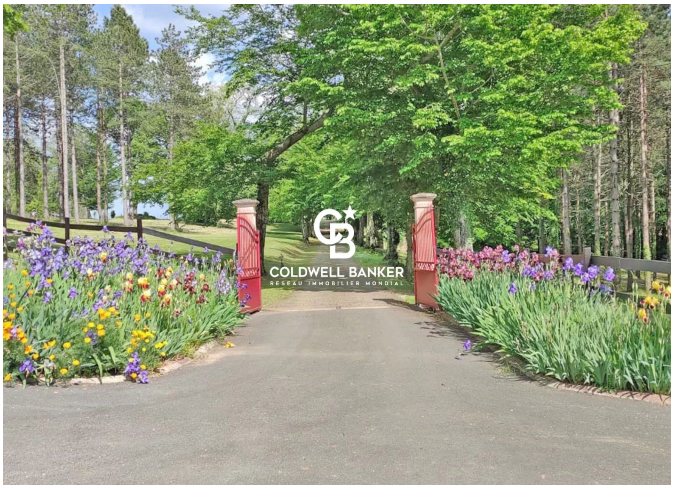











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