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Old Priory with Majestic Trees and a Pond in Dordogne

Marsac, Dordogne, Nouvelle Aquitaine



€680,000

inc. of agency fees

3 Beds **2** Baths **320** sqm **5695** sqm

Old character priory set on a landscaped park with majestic mature trees, a carp pond and an old aviary situated near amenities, and just 10 minutes from Périgueux.

€680,000

Hab.Space 320 sqm

At a Glance

Reference MFH-IJLJ7MP Near to Perigueux

Bed Bath 3

Pool Land 5695 sqm

Land Tax N/A No

Price

This old priory is located near all amenities and is just 10 minutes from Périgueux. It offers a spacious indoor and outdoor living area. The building's character and authenticity have been well preserved. It has approximately 320 sqm of living space spread over 2 levels and is surrounded by an enclosed park of about 5600 sqm.

On the ground floor, there is a large living room (66 sqm) and a sitting room (42 sqm) with impressive fireplaces, exposed beams, and stonework, with each room overlooking the garden. Additionally, there is an old kitchen, a bedroom, and a bathroom on the same level. Two staircases at each end of the house provide access to the upper level. The upper floor features another large living room (70 sqm), two bedrooms (which are also accessible from the outside), a bathroom, and a mezzanine. In addition, there are extra spaces such as an old orangery, a stone cellar, a garage, and an attic.

The park is beautifully landscaped and features majestic mature trees (some of which are listed). There is also a carp pond fed by a stream and an old aviary within the grounds.

The Accommodation

The ground floor

- 42 sqm Living room, slabs XIth, large stone fireplace, beams
- 8,50 sqm Corridor
- 24 sqm Bedroom, parquet floor, French window on the outside, cupboard
- 6,70 sqm Bathroom, sink, WC
- 66 sqm Large living room, stone fireplace, window, French window, exposed stone walls
- 6 sqm Landing 2nd entrance (access orangery)

The first floor

• 5 sqm - Landing

- 70 sqm Living room, fireplace on each side
- 13 sqm Bedroom, access possible by external staircase
- 10 sqm Corridor
- 24,50 sqm Room, access possible by outside
- 7,20 sqm Bathroom, bath, sink, WC
- 21 sqm Mezzanine with low beams
- 15 sqm Kitchen, fireplace

Outside

- former aviary
- carp pond fed by stream
- orangery
- stone cellar

A rare property, in good condition, ideal for a family wishing to live in a character property, close to all amenities and public transport. JUST REDUCED!

Summary		Key Information	
Property type:	Mansion	Internal Area:	320 sqm
Bedrooms:	3	Land Area:	5695 sqm
Bathrooms	2	Floor:	2
Price	€680,000	Number of Fireplaces:	2
		Has a Wine Cellar	Yes
		Has Attic Space:	Yes
		Has an Office / Study?	Yes
		Has a Garden	Yes
		Has a Terrace?	Yes
		Has Satellite TV	Yes

Location: Nouvelle Aquitaine



Gallery















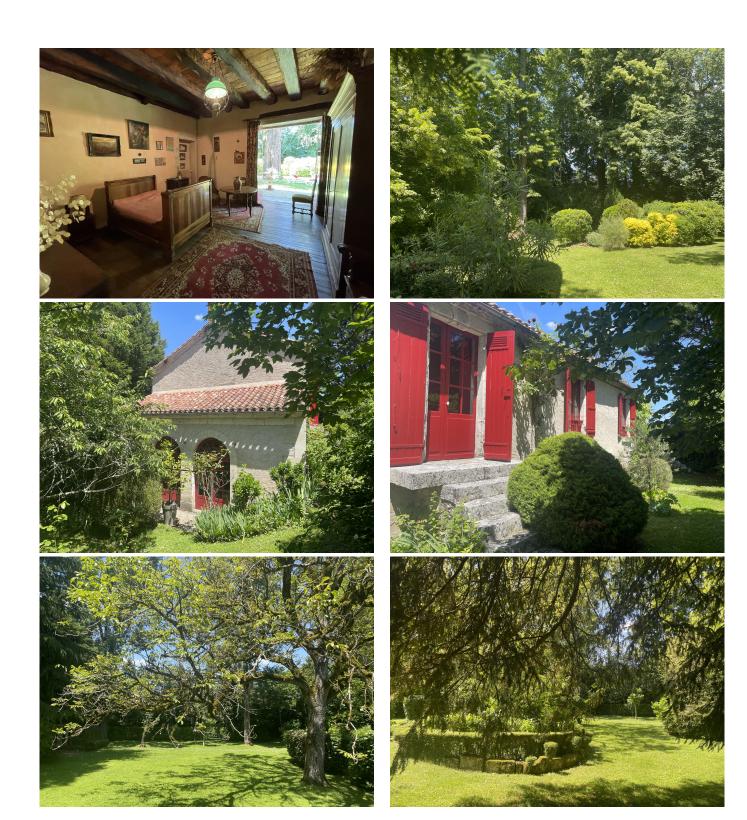














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