

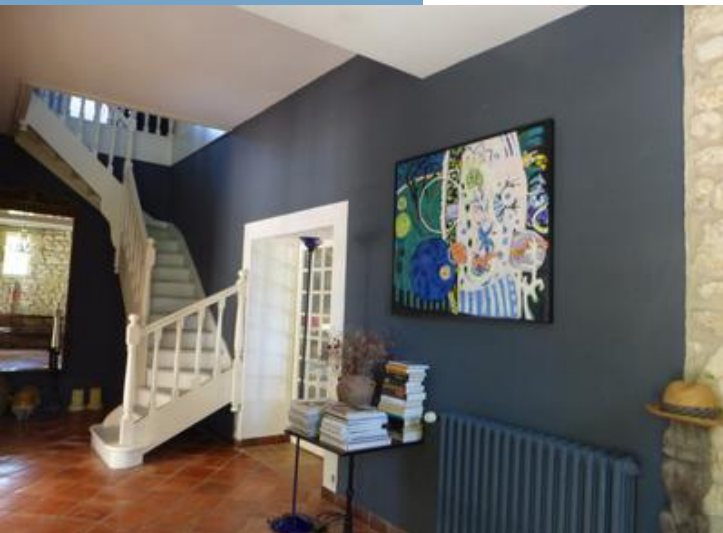


BEAUTIFUL COUNTRY MANOIR, HEATED POOL,
GUEST COTTAGE, ARTIST'S STUDIO, STABLES
AND PADDOCKS IN WONDERFULLY SECLUDED
LOCATION, PANORAMIC VIEWS.

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DESCRIPTION

Approaching this lovely property along the tree-lined drive the feeling of tranquility is overwhelming, in an elevated position with amazing views, the location is perfect. Dating from the late 1800s, this character property has been renovated with sensitivity and is full of light, with high ceilings and large windows. An ideal country retreat set in 11 acres.



PROPERTY FACT FILE	
REFERENCE	103656GJP24
PRICE	€ 787,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMODATION	261 m ²
LAND	47748 m ²
TOWN	
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Country House, Equestrian, Family Home
CONDITION	Excellent condition, ,
FEATURES	Barns / outbuildings, Business potential, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



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A stunning property full of character with a wealth of original features, traditional fireplaces, terracotta tiled floors, original beams and exposed stone walls. The 3 bedroom main house has all ground floor accommodation with potential to develop further accommodation on the 1st floor. The pretty cottage offers perfect guest accommodation with 2 connecting 1st floor bedrooms. Surrounding the property are several shady terraces where you can sit in perfect peace to enjoy the wonderful views. There are beautiful established gardens around the property with paddocks and woodland beyond. With 3 stables it is an ideal property for horses.

A spacious family home, with no work to do – yet potential to develop as you wish. Peacefully located, but not isolated.

Bergerac with its airport - 23mins; Eymet – 13 minutes; Bordeaux - 1hr 40mins

The property (261m² habitable in total) comprises :

MAIN HOUSE ... (180m²) :Ground floor :Lounge/ salon(47m²): terracotta tiled floors, French windows to garden, open fireplace; Entrance Hall (27m²);Fully-fitted kitchen(15m²); Utility room(4m²); Dining Room(25m²) French windows to terrace. Bedroom 1 (15m²) with ensuite shower room(7m²) W.C.: Dressing room (7m²); Bedroom 2 (13m²); Bathroom, W.C.(5m²); Bedroom 3 / Office (13m²).

1st Floor: Attic space(11mx 6m) ready to convert.

GUEST COTTAGE: (61m²) with electric heating: Groundfloor : Living room/ Kitchen (28m²) tiled floor French windows to terrace. Shower room (8m²); Separate W.C.

1st floor: 2 connected double bedrooms (25m²)

Garage attached: (45m²) with mezzanine for storage.

Heating : Oil Central Heating + wood + electric heaters.

STUDIO / WORKSHOP: (6mx7.5m) electric heating, tiled floors , wi fi , telephone.

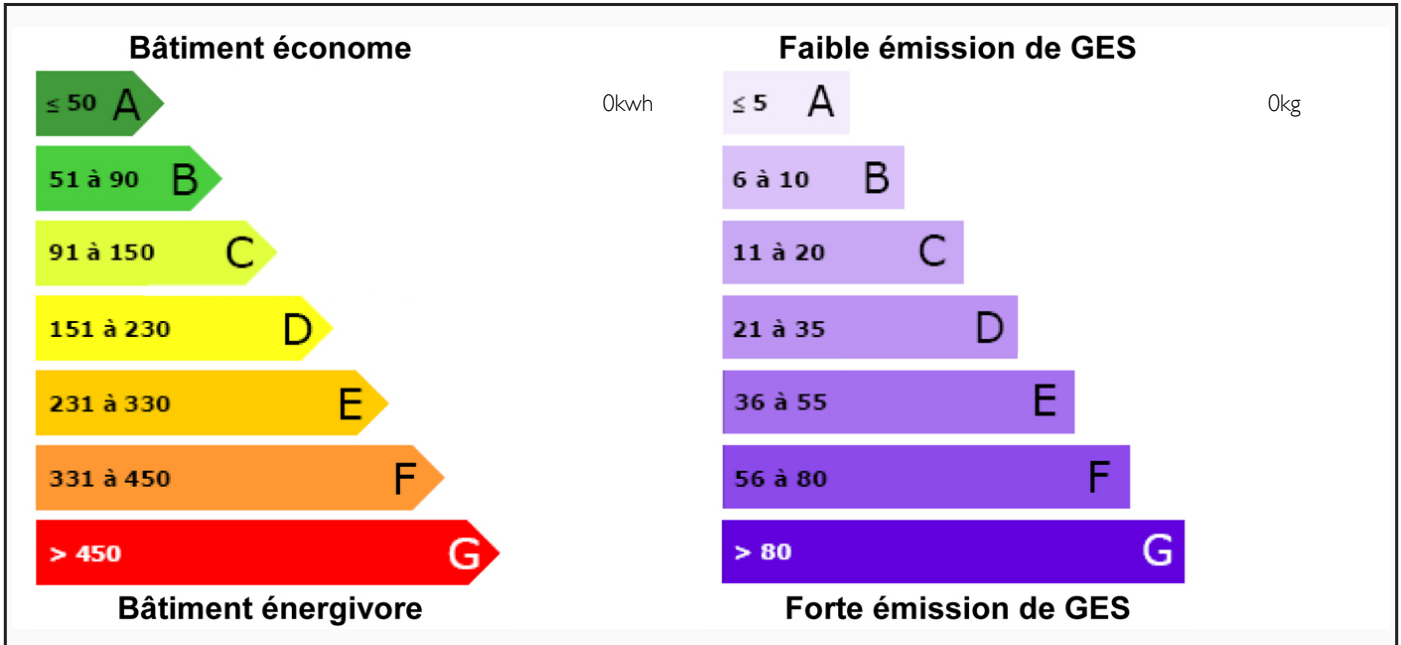
Drainage: New fully compliant drainage system installed 2016 (5,000ltrs)

EXTERIOR ... Heated pool (10m x 4m). 3 stables - double boxes each 22m². Lovely well-planted garden. The house set in 11.79acres/47,748m² woodland and paddocks.



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ENERGY-DPE



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