



STUNNING COUNTRY ESTATE OF 59 ACRES
COMPRISING: RENOVATED MANOR HOUSE
WITH TOWER, CONVERTED BARN/GUEST
HOUSE/GITE PROPOSING FLEXIBLE LODGING
FOR 15 PEOPLE. BLACK PERIGORD.

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DESCRIPTION

This property dates back from the XIV century and has been carefully restored, with traditional materials retaining its character, charm and original features. The estate comprises a 5 bed manor house with tower, a 7 bed converted barn (340m2 of flexible lodging for 15 people) and outbuilding set in over 59 acres of wood and grassland - situated on the outskirts of Montignac, in easy reach of all amenities. Heated natural swimming pool - children's bassin - several terraces and an amazing far reaching view over the valley.



PROPERTY FACT FILE	
REFERENCE	56316JMP24
PRICE	€ 1,570,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	11
ACCOMODATION	700 m ²
LAND	263829 m ²
TOWN	SARLAT LA CANEDA
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Bed and Breakfast, Country House, 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>	



MANOR HOUSE ...

Ground floor: Kitchen 21m². Living room one 12m². Living room two 42m² with fireplace. Laundry / toilet 16m². Wine cellar 3m². Room 40m².

FIRST FLOOR ...

Corridor 8m². Bedroom one 22m² ensuite bathroom 6m² with bath, shower, WC, sink. Living room 12m². Corridor 10m². Bedroom two 14m² ensuite bathroom 5m² with shower and WC, sink

Bedroom three 12m² ensuite bathroom 3m² with shower, WC, sink. Bedroom four 16m² ensuite WC, sink.

2ND FLOOR ...

Bedroom five 28m² ensuite bathroom 8m² with bath, 2 sinks, toilet. Attic 16m²

CONVERTED BARN ...

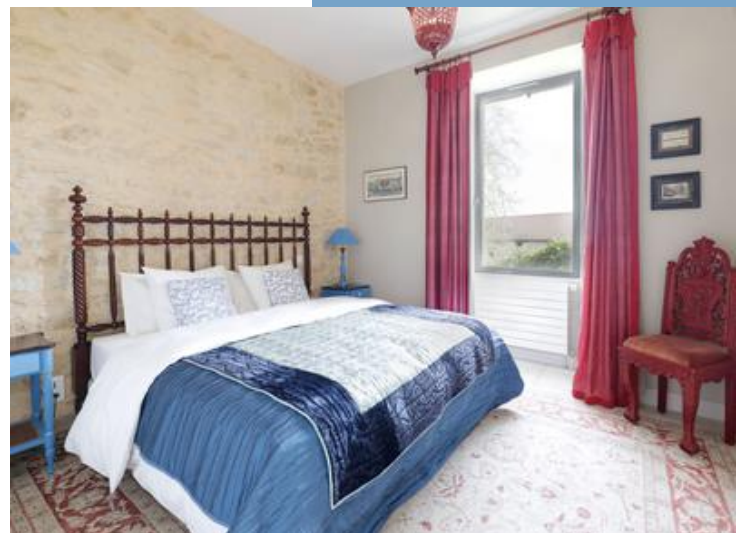
Ground floor : Bedroom one 18m² ensuite bathroom 6m² with shower, sink, toilet, dressing 4m², laundry 2m². Living room one 38m². Kitchen 16m². WC. Cellar 3m². Summer kitchen 8m²

Living room two / dining room 38m². Bedroom four 16m² ensuite bathroom 5m² with shower, toilet, sink, dressing 4m².

FIRST FLOOR ...

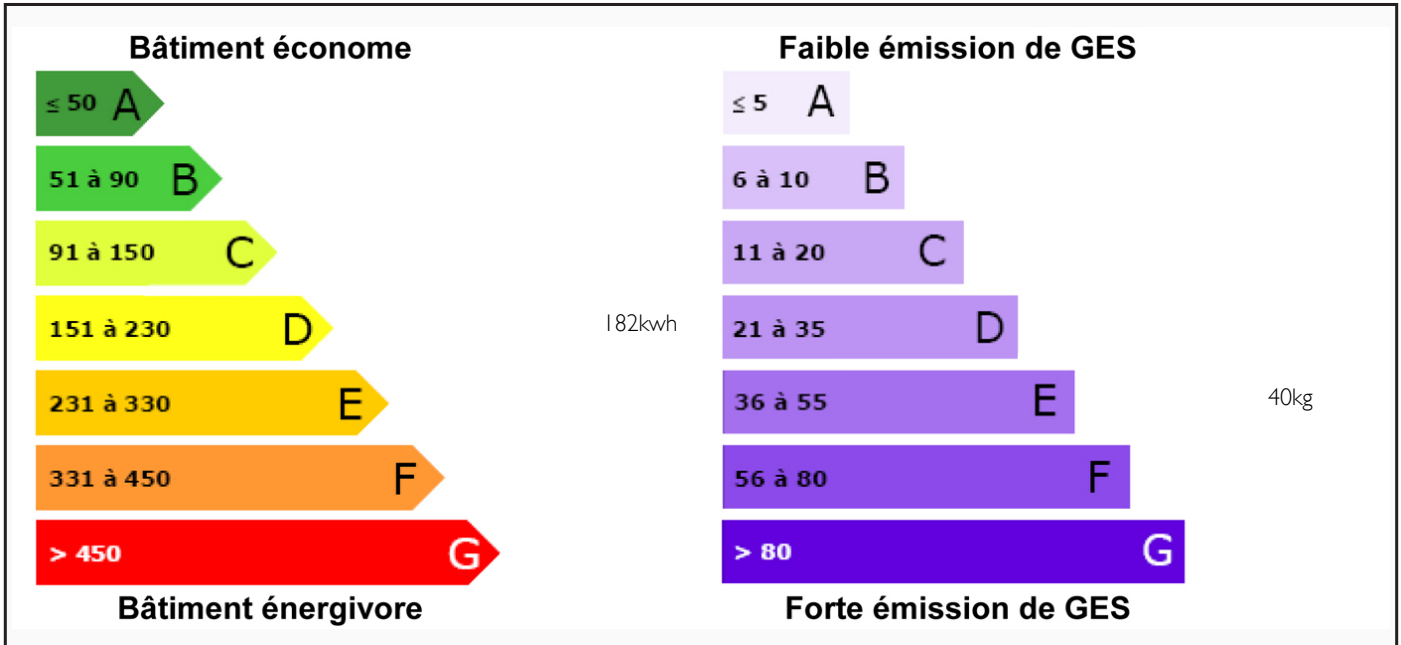
Bedroom two 18m² ensuite bathroom 7m² with bath, toilet, sink, dressing 8m². Living room 20m². Bedroom three 18m² ensuite bathroom 5m² with shower, toilet, sink. Bedroom five 18m² ensuite bathroom 5m² with shower, toilet, sink. Bedroom six 15m² ensuite bathroom 6m² with shower, toilet, sink. Living room 10m². Bedroom seven 17m² ensuite bathroom 5m² with shower, sink, dressing 3m², toilet 1m².

Heated natural swimming pool (6x15m) with large wooded terrace, several terraces with stunning view over the valley. Small pool for children (3x5m), fitness room, playgrounds for children. Outbuildings for storage. Solar powered hot water system.



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ENERGY-DPE



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