

MANOR HOUSE WITH ONE STONES HOUSE AND 2 BARNS

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PROPERTY FACT FILE

REFERENCE	A29074CGI24
PRICE	€ 850,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (809 500 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	450 m²
LAND	13290 m²
TOWN	Saint-Nexans
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

*Price based on current exchange rate which is subject to change





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- Peacefull
- Close to all amenities
- Commercial potential
- Fenced park and water on site (well, pond, etc.)
- Near airport and station

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18th century manor house with second house to renovate and two barns.
This isolated property, 5 minutes from Bergerac, will charm you with its many assets.
It is accessed via a wrought iron gate and set in 13,000 m2 of wooded

DESCRIPTION

Beautiful 18th century manor house comprising :
Ground floor:
Majestic entrance hall with original tiled floor (21m2), fully fitted kitchen with island, granite worktops and utility cupboard (25m2), separate dining room with fireplace (26m2), small sitting room with cupboards (26m2), sitting room with fireplace (26m2), large bright study (26m2),corridor (15m2) and pretty conservatory (60m2) with triple aspect windows.
1st floor:
Very spacious master suite with dressing room (29m2) and private bathroom (10m2), a central bedroom with garden views (22m2), two further bedrooms (21-24m2), one with direct access to the family bathroom (10m2) and a large landing (24m2).
2nd floor:
Large landing (13m2), two large bedrooms with shower rooms (22-24m2) and a large attic (80m2) suitable for conversion which could offer 2-3 additional bedrooms.
Cellar/boiler room (25m2).



Salt-heated swimming pool (6 x 12), shower, large deck and summer kitchen.

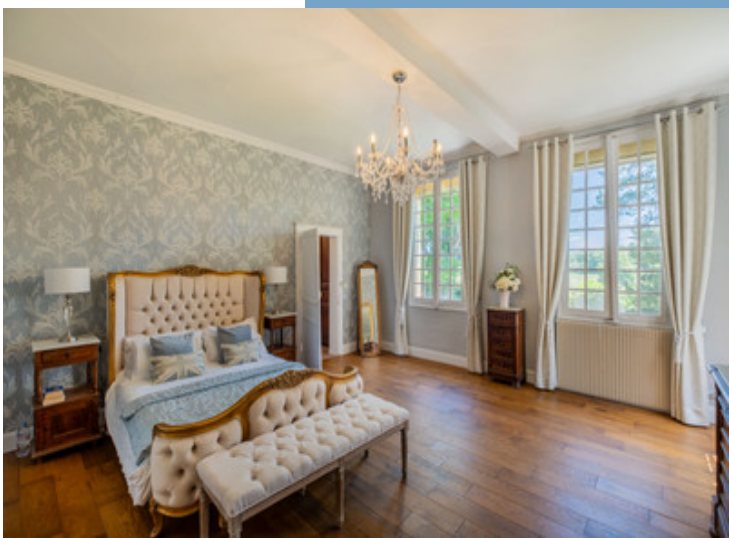
Single glazed windows with secure electric shutters.
Oil-fired central heating and septic tank.
Private grounds of 1.3 hectares, planted with trees and well exposed.

Next door but separated by trees is a large barn (200m2), a second smaller barn (30m2) and a guest house (216m2) to finish renovating.

Bergerac and all amenities are 4km away.

A place to discover without further delay!

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29074CGI24
COMPLETE FILE AND PHOTO ON REQUEST

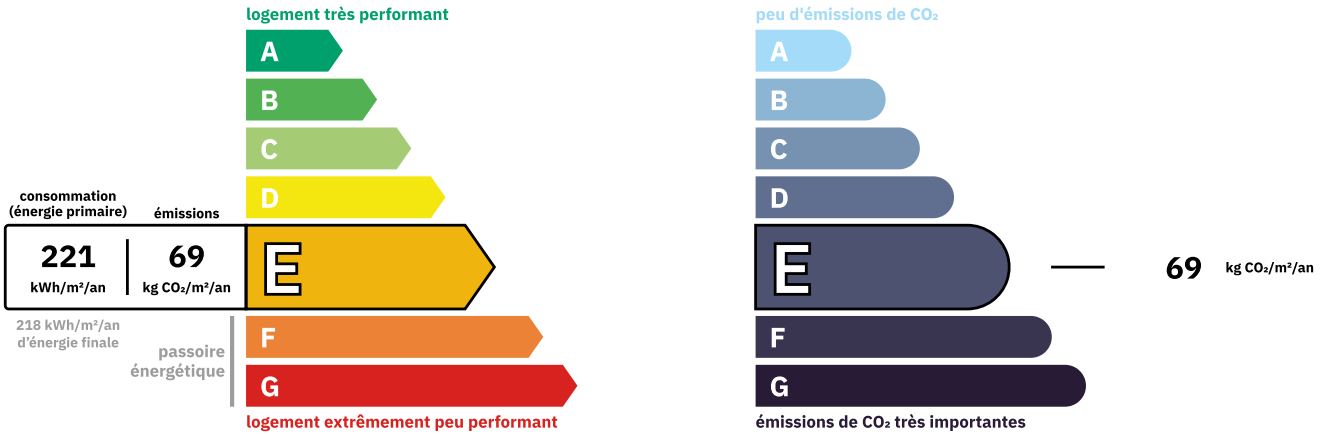
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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 7492 € and 10136€ for 2021

NOTICE

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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