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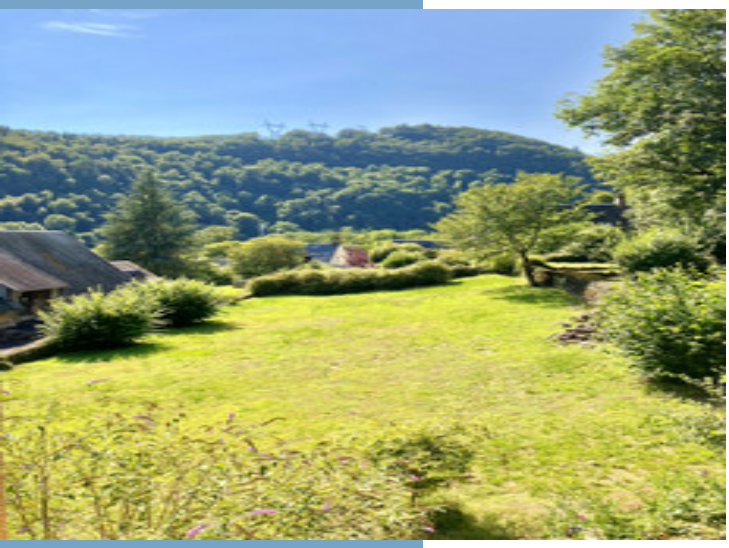
BEAUTIFUL 16TH CENTURY MANOR HOUSE IN NATURA 2000 AREA. DOMINANT POSITION, VIEW OF THE DORDOGNE, OUTBUILDING

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A31632PRD19
PRICE	€ 518,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	296 m²
LAND	4838 m²
TOWN	Lapleau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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- Preserved historic property
- Spacious rooms, 6 large bedrooms
- Dominant position, direct view of the Dordogne
- Outbuilding, magnificent grounds
- Dordogne Basin Biosphere Reserve

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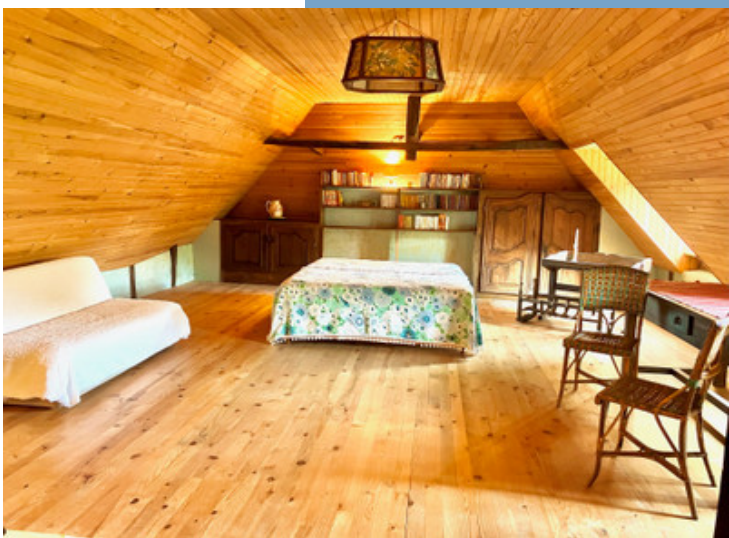
Charm and magic for this remarkable estate set in a privileged location. Very spacious rooms, original grounds, 16th century features and quality of life. Ideal for bed and breakfast or luxury gîtes.
Village in the Natura 2000 area (Dordogne Basin Biosphere Reserve), classified as a UNESCO World Heritage site in 2012.



DESCRIPTION

The estate comprises an early 16th century manor house, an outbuilding and a building used as garages. All set in 5835 m² of land.
The manor house (numerous rooms with magnificent views over the Dordogne):
Ground floor: the hall gives access (stone door pediment dated and engraved 1507) to a magnificent bright living room with fireplace (42m²), vast kitchen with inglenook fireplace of 40m² with access to terrace and garden, a small boudoir/study of 9m² and 2 wc.
1st floor: access to the 1st floor is via a beautiful stone staircase and the corridor leads you to two spacious bedrooms with cushioned windows (43m² and 46m²) and a bathroom with wc of 13m². One of the fireplaces on the first floor features polychrome decoration that is probably original.
Second floor: beam and panelled corridor, 4 bedrooms including a 26m² bedroom (panelled wall and ceiling), a 16m² bedroom and a 14m² bedroom. A bathroom with toilet.
The manor house has 4 fireplaces and 2 inglenook fireplaces and the wooden floors are solid wood.
In the basement, there is a 21m² cellar with a beautiful preserved fishpond in period stone. The left facade features a large period sundial.
Heating system: Oil-fired central heating and some electric heating.
Sanitation system: Mains drainage.
Schist slate roof. Single-glazed windows.
The outbuilding: on the ground floor, a large room used as a garage or workshop (35 m²), an 11 m² bedroom and a room used as a utility room with a shower and space for the oil...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A31632PRD19

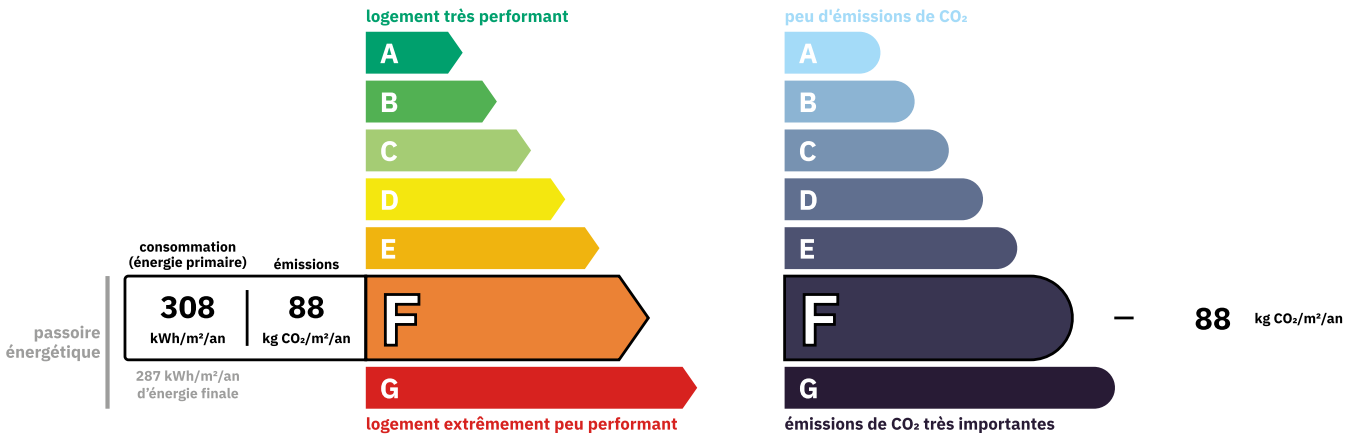
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 11030 € and 14950€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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