



EXCEPTIONAL 16TH CENTURY STONE MANOR HOUSE WITH HEATED POOL, VALLEY VIEWS AND FRIEND'S HOUSE

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CENTURY STONE MANOR
HOUSE WITH HEATED
POOL, VALLEY VIEWS AND
FRIEND'S HOUSE...



PROPERTY FACT FILE	
REFERENCE	A31715TPK24
PRICE	€ 850,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	315 m ²
LAND	11450 m ²
TOWN	Saint-Cyprien
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





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This tastefully renovated manor house with large heated swimming pool and multiple garden terraces is superb for both relaxation and entertaining. The spacious open-plan kitchen and dining area has a seamless connection to the garden terrace, permitting an easy flow for socialising and family gatherings whilst still catering to the needs of the

DESCRIPTIF

Set in a hamlet with expansive views over the Dordogne Valley, the property comprises a 5-bedroom manor house and a separate 1-bedroom bijoux friend's house.

MANOR HOUSE (268m2)

GROUND FLOOR

Entrance and Cloakroom

Open-plan kitchen and dining area (50m2) with French doors to the garden terrace

Lounge room (28m2) with access to the balcony

2 bedrooms (33m2, 22m2) with ensembles, air-conditioning and access to the balcony

Pantry

Separate toilet

FIRST FLOOR

Games room (46m2)

3 bedrooms (20m2, 17m2, 11m2) with ensembles and air-conditioning

LOWER GARDEN LEVEL

Boiler room/laundry 70m2

Old wine cellar 37m2

FRIEND'S HOUSE

Guest bedroom with ensuite and air-conditioning (47m2)

Attic (38m2)

Garage (26m2)

EXTERIOR

Multiple garden terraces with several al-fresco dining options and outdoor lounge areas

4x10m heated swimming pool with electric cover and 180m2 of timber decking and pool terracing

Ample parking

Pigeonnier

LOCATION

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31715TPK24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

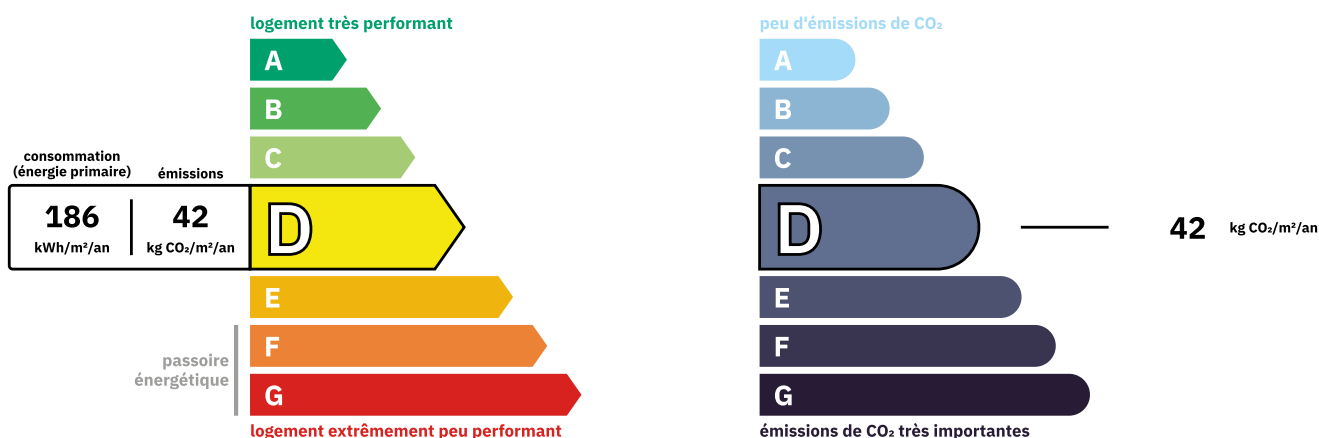
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5100 € and 6980€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : A31715TPK24
FILE COMPLETE
AND PHOTOS
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