



ELEGANT 19TH CENTURY MAISON DE MAÎTRE,  
EXISTING B&B. OUTBUILDINGS, SWIMMING  
POOL, GARDEN, LAND. 20MN JONZAC



ELEGANT 19TH CENTURY  
MAISON DE MAÎTRE,  
EXISTING B&B,  
OUTBUILDINGS,  
SWIMMING POOL,  
GARDEN, LAND. 20M...



PROPERTY FACT FILE	
REFERENCE	A33710ELM17
PRICE	€ 798,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	555 m²
LAND	10370 m²
TOWN	Lorignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Impressive Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Swimming pool 2024 with french garden
- Large outbuildings 600m<sup>2</sup>

ELEGANT 19TH CENTURY  
MAISON DE MAÎTRE,  
EXISTING B&B.  
OUTBUILDINGS,  
SWIMMING POOL,  
GARDEN, LAND. 20M...  
Ref : A33710ELM17

This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble

## DESCRIPTIF

MORE PHOTOS AND FLOOR PLANS AVAILABLE ON REQUEST

### TECHNICAL INFORMATION

DPE D

Double oak glazing

Oil central heating

Septic tank compliant

Salted pool 10 x 5 - possibility to add a heat pump

Fiber available

### GROUND FLOOR

Large entrance hall with period tiles 79m<sup>2</sup>

Dining room with open fireplace - travertine floor - 40m<sup>2</sup>

Sitting room/Bedroom with open fireplace - wooden parquet floor - 40m<sup>2</sup>

Corridor access between dining room and kitchen: wc (1.5m<sup>2</sup>) and shower room (2m<sup>2</sup>) plus hallway 10m<sup>2</sup>

Kitchen/dining room with open fireplace - tiled floor - 40m<sup>2</sup>

Back kitchen with period sink - 3rd entrance door - 10m<sup>2</sup>

Living room with wood insert, wooden parquet floor - 40m<sup>2</sup>

Office with 4th condemned entrance door - 12m<sup>2</sup>

### FIRST FLOOR

Landing wooden parquet floor - 30m<sup>2</sup>

4 bedrooms wooden parquet floor, 31m<sup>2</sup> each with independent corridor and each a shower room with toilet of 8m<sup>2</sup>. Note that one of the shower rooms is a bathroom.

Bedroom 5 with Juliette balcony and wooden parquet flooring - 24m<sup>2</sup>

Bedroom 6 with Juliette balcony and wooden parquet flooring - 24m<sup>2</sup>

Laundry room - 5m<sup>2</sup>

### SECOND FLOOR - 200m<sup>2</sup>

Possibility of converting the attic into additional habitable space

### OUTBUILDINGS - not adjoining the main house

Garage - 178m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17>

COMPLETE FILE AND PHOTO ON REQUEST



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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

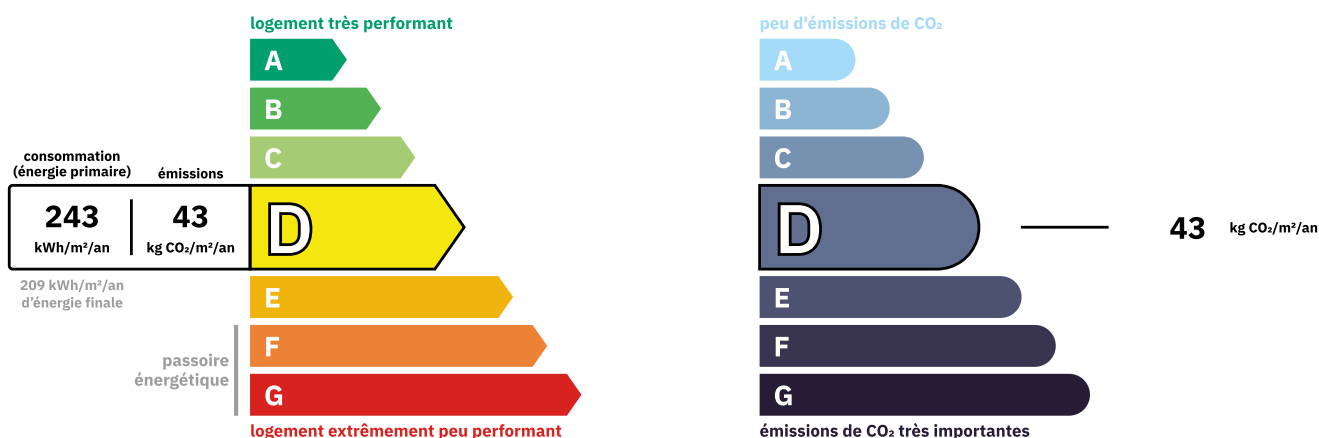


ELEGANT 19TH CENTURY  
MAISON DE MAÎTRE, EXISTING  
B&B, OUTBUILDINGS,  
SWIMMING POOL, GARDEN,  
LAND, 20M...

Ref : A33710ELM17

## 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 11830 € and 16070€ for 2021

## 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 : A33710ELM17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)