



REMARKABLE: SMALL MANOR HOUSE AND  
RENOVATED BARN. SWIMMING POOL,  
ORCHARD, LARGE GROUNDS, EXCEPTIONAL  
VIEW

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PROPERTY FACT FILE	
REFERENCE	A35605PRD46
PRICE	€ 768,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	298 m <sup>2</sup>
LAND	11784 m <sup>2</sup>
TOWN	Beaulieu-sur-Dordogne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





- Dominant position, quiet, magnificent views
- Wooded grounds with orchard, well, petanque area
- Spacious, bright living room, 6 bedrooms
- Renovated little manor house used as a gîte
- Large, well-designed basement with potential

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A few kilometres from Beaulieu-sur-Dordogne, in a quiet hamlet of around ten houses, this rare property offers character and a unique quality of life. Features: dominant position, magnificent views, wooded grounds with large orchard, well and petanque area. It's up for grabs!

## DESCRIPTION

The 17th century manor house (130m<sup>2</sup> of living space) has a slate roof (redone in 1994) and is currently used as a gîte: on the ground floor, a 46m<sup>2</sup> living room with inglenook fireplace and souillarde, a small fitted kitchen, 2 bedrooms with fitted wardrobes (15m<sup>2</sup> and 11m<sup>2</sup> - loi Carrez) and a bathroom with toilet. On the first floor, 2 bedrooms (10 and 11m<sup>2</sup> - loi Carrez) and a 7m<sup>2</sup> bathroom with shower. Two bedrooms have reversible air conditioning and all windows are double-glazed.

Garden level: 3 rooms used for storage, one of which houses an oil-fired boiler (with 3 x 1000 l tanks).

Sewage system: all-water septic tank.

Heating system: oil-fired boiler, open fireplace and 2 reversible air-conditioning units.

The tastefully renovated barn (168m<sup>2</sup> living area) has a slate roof (re-roofed in 2013) and is habitable on one level with a bright living room of 96m<sup>2</sup> (with magnificent inglenook fireplace, fitted kitchen, bay window with magnificent views, access to terrace (33m<sup>2</sup>) and swimming pool). On the same level are 2 bedrooms (12m<sup>2</sup> and 15.5m<sup>2</sup>) and a 10m<sup>2</sup> bathroom with bath, shower and wc.

The living room gives access to a large mezzanine of 30m<sup>2</sup> (Carrez law) with beautiful exposed beams used as a lounge and study.

On the garden level, several rooms used as a wine cellar (11m<sup>2</sup>), utility room (15m<sup>2</sup>), library (22m<sup>2</sup>), garage (entrance width: 2.35m), storage and workshop (35m<sup>2</sup> with a toilet and sink) and a toilet with shower; this level is very well insulated and pr...



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COMPLETE FILE AND PHOTO ON REQUEST

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

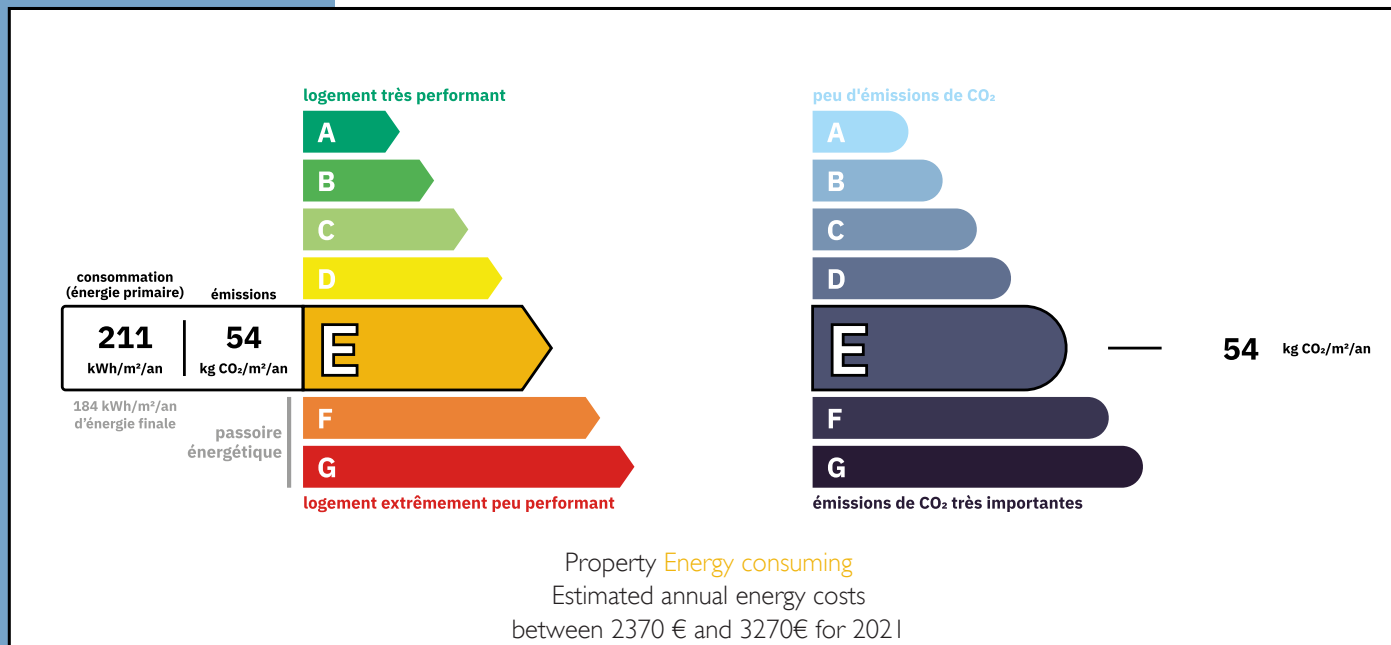
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## ENERGIE-DPE

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



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## CONTACT

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