





HISTORIC DORDOGNE ESTATE NEAR BERGERAC & SAINTE-FOY-LA-GRANDE, IDEAL AS FAMILY HOME, B&B, OR RENTAL.

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#### PROPERTY FACT FILE

REFERENCE A39972SAG24

PRICE € 1,490,000

£ 0\*

\*agency fees included: 6 % TTC to be paid by the buyer (1 405 661 EUR hors honoraires)

BEDROOM 8

BATHROOM 6

ACCOMMODATION 475 m<sup>2</sup>

LAND 5829 m<sup>2</sup>

TOWN Bergerac

**DEPARTMENT** 

LOCATION Hamlet property

TYPE Manoir

CONDITION

FEATURES Swimming Pool, Other Drainage,

Garage

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





- 18th-century stone mansion
- 8 bedrooms + 110 m<sup>2</sup> 2-bedroom cottage
- Riverside location on Dordogne
- 5×10 m swimming pool
- Profitable B&B & rental potential

This exceptional 18th-century estate offers a seamless blend of historic charm, elegance, and modern comfort, making it ideal as a spacious family home or a versatile business opportunity.

The main house features 8 bedrooms and 6 bathrooms, with a

#### DESCRIPTION

Set in a peaceful hamlet along the banks of the River Dordogne, this exceptional 18th-century stone Manor House, together with its charming guardian's house, offers around 600 m² of elegantly restored living space. Steeped in history dating back to circa 1790, the estate has been carefully renovated to preserve its period character while introducing refined modern comforts—making it an outstanding choice as a luxurious private residence, a thriving B&B, or a whole-house holiday rental.

Inside, the Manor showcases an abundance of original features: soaring ceilings, exposed beams, intricate stonework, impressive fireplaces, and marble floors that echo its grand past. Recent restorations include a contemporary, fully equipped kitchen and beautifully appointed bathrooms fitted with top-quality appliances and fixtures, blending tradition with modern-day elegance.

The estate unfolds across nearly 2 acres of mature landscaped grounds, shaded by centuries-old trees and designed for both relaxation and entertaining. A magnificent pool with a waterfall feature forms the centre pièce of the garden, accompanied by sun terraces and intimate seating areas scattered throughout the park. Whether enjoying a morning coffee beneath the trees, an evening aperitif on one of the terraces, or a lively game on the pétanque court, every comer invites moments of pleasure and tranquility.

This is a rare opportunity to acquire a property of such grandeur and versatility in the Dordogne—a r...

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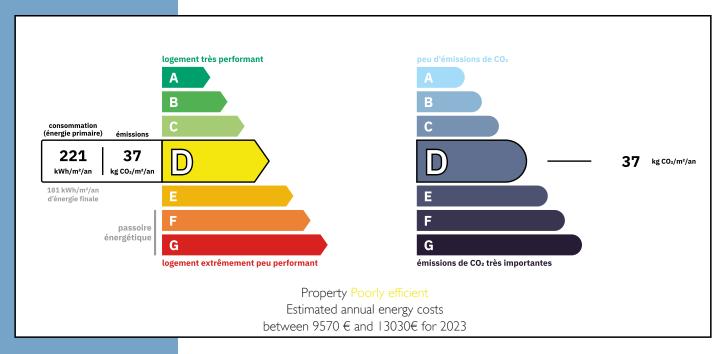
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Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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## **ENERGIE-DPE**



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# CONTACT

Réf :A39972SAG24 FILE COMPLETE AND PHOTOS ON REQUEST



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