LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# EXCEPTIONAL MEDIEVAL ESTATE IN THE DORDOGNE – CHARACTER PROPERTY WITH GUEST HOUSE AND SWIMMING POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

# EXCEPTIONAL MEDIEVAL ESTATE IN THE DORDOGNE – CHARACTER PROPERTY WITH GUEST HOUSE AND SWIMMING POO...





## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A43530ISO24 |
| PRICE | € 787,500<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (750 000 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 5 |
| ACCOMMODATION | 540 m² |
| LAND | 8546 m² |
| TOWN | Bergerac |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Private parking |

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





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

- Generous living space complemented by high ceiling
- Impressive 80 sqm reception room with fireplace
- Six bedrooms complemented by five bathrooms
- A landscaped 8,546 sqm plot with swimming pool
- Fully self-contained guest apartment

EXCEPTIONAL MEDIEVAL ESTATE IN THE DORDOGNE – CHARACTER PROPERTY WITH GUEST HOUSE AND SWIMMING POO...

Ref : A43530ISO24

This medieval property, with its earliest structures dating back to the 14th century, has gracefully stood the test of time while preserving its authentic character. Carefully restored and enhanced over the years, it now beautifully combines the charm of original stonework with light-filled, contemporary volumes, offering a truly unique living







# DESCRIPTION

Property layout
(All surface areas are provided for guidance only)

Ground floor:
- Spacious entrance hall: 26.6 sqm
- Guest WC with washbasin: 3.2 sqm
- Utility room: 5.5 sqm
- Living / dining room with fireplace: 80.6 sqm (ceiling height: 6.4 m)
- Kitchen: 35.8 sqm (ceiling height: 3.3 m) and fireplace
- Veranda: 16.2 sqm
- Laundry room: 19 sqm
- Shower room with WC: 5.5 sqm

First floor:
- Large mezzanine: 63.5 sqm
- Master bedroom suite: bedroom: 27.7 sqm with fireplace and full bathroom (bath, shower, WC): 10.7 sqm
- Office in veranda: 6.5 sqm + adjoining storage / dressing room
- Terrace: 10 sqm
- Additional bedroom: 18.5 sqm

Second floor (converted attic spaces):
- Mezzanine: 26.5 sqm
- Ensuite bedroom comprising: bedroom: 27.3 sqm and shower room with WC and shower: 3.9 sqm
- Large living / leisure space: 55.3 sqm (ceiling height: 5 m)
- Bedroom: 25.2 sqm

Adjoining connected apartment:
Ideal for hosting family and friends, rental purposes, or developing a hospitality project.

Ground floor:
- Living area with open-plan kitchen and wood-burning stove: 34.5 sqm
- Suite comprising bedroom: 18 sqm, bathroom: 5.5 sqm, separate WC: 1.4 sqm

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43530ISO24

COMPLETE FILE AND PHOTO ON REQUEST

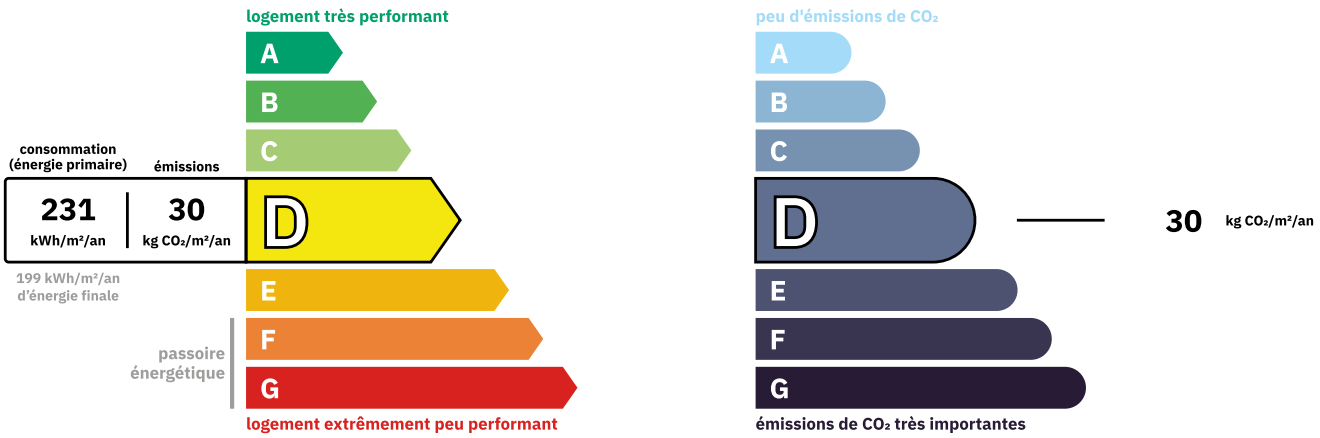
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL MEDIEVAL ESTATE IN THE DORDOGNE - CHARACTER PROPERTY WITH GUEST HOUSE AND SWIMMING POO...

Ref : A43530ISO24

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

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 6090 € and 8330€ for 2021

# 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

Réf :A43530ISO24
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: 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