



EXCEPTIONAL 17TH-CENTURY PÉRIGORD
MANOR WITH GUEST ACCOMMODATION,
SWIMMING POOL, TENNIS COURT AND
GROUNDS

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17TH-CENTURY PÉRIGORD
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SWIMMING POOL, TENNIS
COURT AND G...



PROPERTY FACT FILE	
REFERENCE	A47653SGE24
PRICE	€ 1,150,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	10
ACCOMMODATION	700 m ²
LAND	62179 m ²
TOWN	Brantôme en Périgord
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage
*Price based on current exchange rate which is subject to change	



- Swimming pool and tennis court
- Walking distance to Brantôme centre
- Historic manor dating from 1688
- Approx. 6 hectares of grounds
- Guest house and separate gîtes

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Characterful Périgord property dating from 1688, situated on the heights above Brantôme and less than 10 minutes' walk from the centre. Set within approximately 6 hectares, this former seigneurial residence offers generous accommodation and excellent flexibility. The main house has 10 bedrooms, 8 with bathrooms, together with

DESCRIPTION

A rare opportunity to acquire a substantial and historic Périgord property, dating back to 1688, set in approximately 6 hectares of grounds on the heights overlooking Brantôme and the Dronne valley.

This former seigneurial residence has been operated as a charming guest house and offers a wonderful combination of period character, generous accommodation and the potential for a lifestyle or hospitality project. The property is less than 10 minutes on foot from the centre of Brantôme, one of the most sought-after locations in the Périgord Vert.

The main house offers extensive and versatile accommodation. On the raised ground floor there is a stunning covered terrace, living room 40.5m², kitchen 17.2m², dining room 28.6m², entrance hall, four bedrooms, three of which have their own bathrooms, an office, laundry room, WC, cellar/storage areas and additional rooms.

The first floor provides a further five bedrooms, arranged along a central corridor, four of which have private bathrooms, together with a substantial attic space.

A separate annexe provides independent accommodation with a kitchen/living room, two bedrooms, bathroom and WC. There is also a further bedroom with bathroom and WC, accessed independently from the courtyard.

There is also a separate gîte comprising a living room/bar/kitchen, two shower rooms with WC, mezzanine, bedroom and bathroom. This could make a great entertainment space for guests, or provide additional independent accommodation.

The p...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A47653SGE24>

COMPLETE FILE AND PHOTO ON REQUEST

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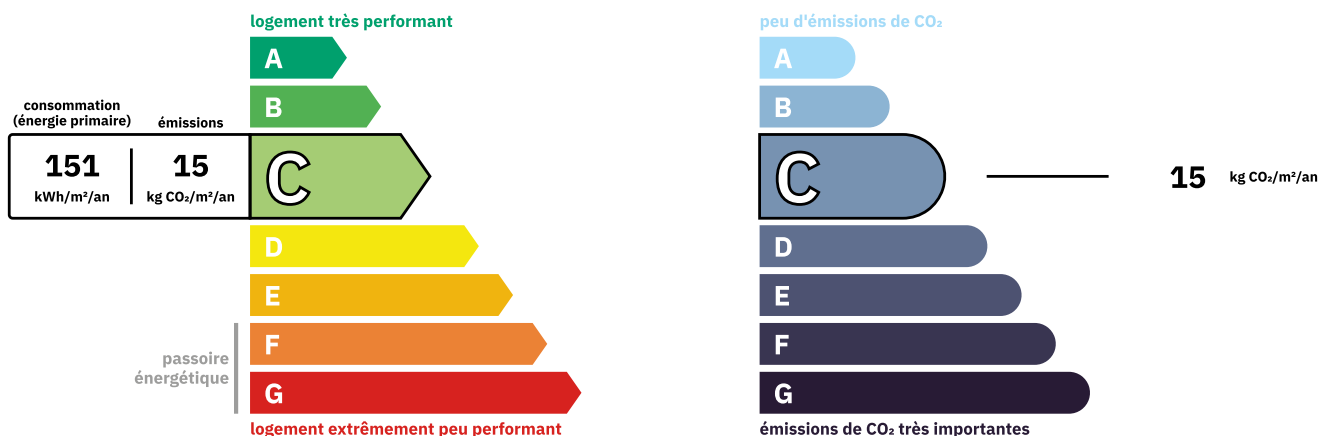


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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 6310 € and 8610€ 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.

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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

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