



SUPERB MANOR HOUSE ON THE BANKS OF THE  
RIVER DRONNE, WITH 7 BEDROOMS, LARGE  
SWIMMING POOL AND OUTBUILDINGS.



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OUTBUI...



PROPERTY FACT FILE	
REFERENCE	A22400NWO24
PRICE	€ 975,000 £ 838,334* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	524 m <sup>2</sup>
LAND	13070 m <sup>2</sup>
TOWN	Parcoul-Chenaud
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Barns / outbuildings, Woodburner(s), Character property
<small>*Price based on current exchange rate which is subject to change</small>	





- Riverside
- Fully renovated
- Close to shops and amenities
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This magnificent character house dates back to the 17th century and has retained many of its original features. It has 4 living rooms, 7 bedrooms and 4 bathrooms, as well as a beautiful outbuilding housing a large game room/reception room. A big swimming pool by the river and beautiful, lush gardens complete this splendid ensemble.

## DESCRIPTIF

The property is composed as follows:

Ground floor:

- Entrance hall (14 m<sup>2</sup>)
- Utility room
- Large living/dining room with fireplace (70 m<sup>2</sup>)
- Bedroom/tv room (24 m<sup>2</sup>)
- Fitted kitchen (19 m<sup>2</sup>)
- Veranda (32 m<sup>2</sup>) opening onto a small private garden by the river.
- TV lounge (34 m<sup>2</sup>)

First floor:

- Large living room with fireplace (97 m<sup>2</sup>)
- Study (11 m<sup>2</sup>)
- 6 bedrooms of respectively : 22.5 m<sup>2</sup>, 21.5 m<sup>2</sup> (with shower room), 21 m<sup>2</sup>, 18 m<sup>2</sup>, 17 m<sup>2</sup> and 16 m<sup>2</sup>
- Bathroom (13.5 m<sup>2</sup>)
- Shower room (5.7 m<sup>2</sup>)
- Shower room (3 m<sup>2</sup>)

Outside:

- 90 m<sup>2</sup> outbuilding with games room/reception room and lounge upstairs.
- Saltwater swimming pool (12m x 6m) with large terrace.
- Wine cellar / sheds (50m<sup>2</sup>)
- Shady riverside garden
- Island

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22400NWO24>

COMPLETE FILE AND PHOTO ON REQUEST



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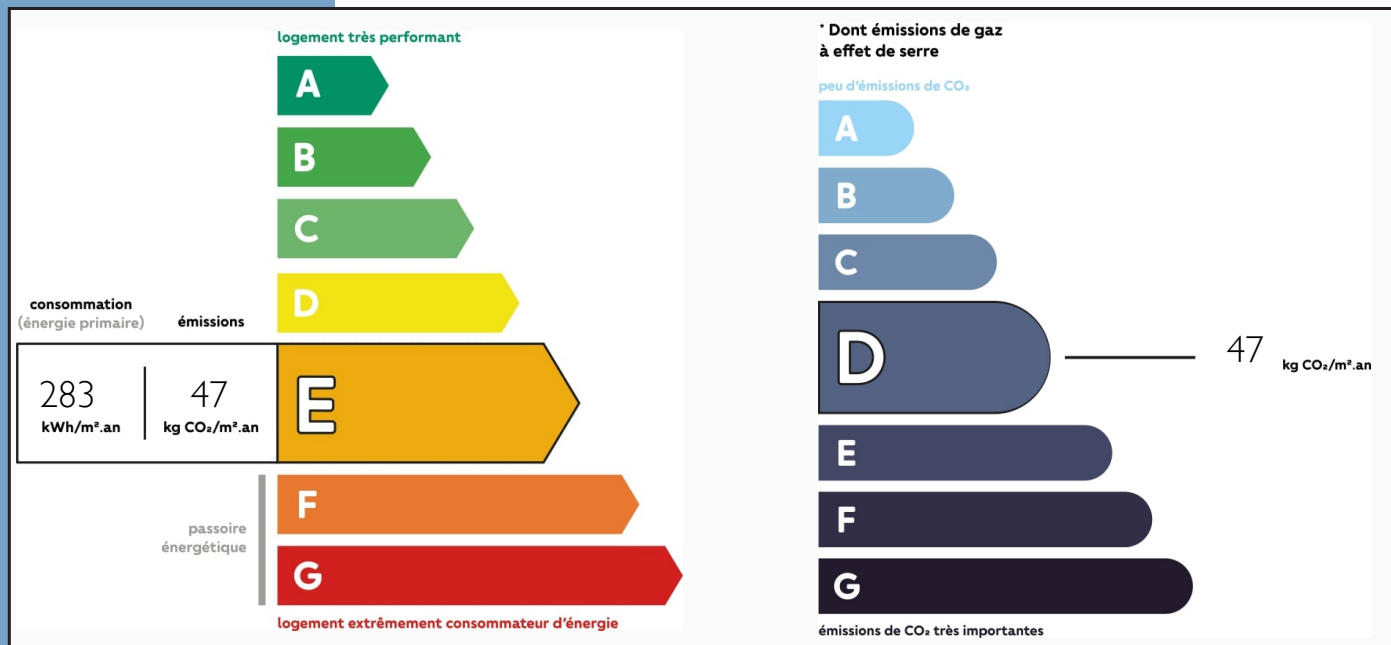
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SUPERB MANOR HOUSE ON THE BANKS OF THE RIVER DRONNE, WITH 7 BEDROOMS, LARGE SWIMMING POOL AND OUTBUI...

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## ENERGIE-DPE

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## CONTACT

Réf : A22400NWO24  
FILE COMPLETE  
AND PHOTOS  
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