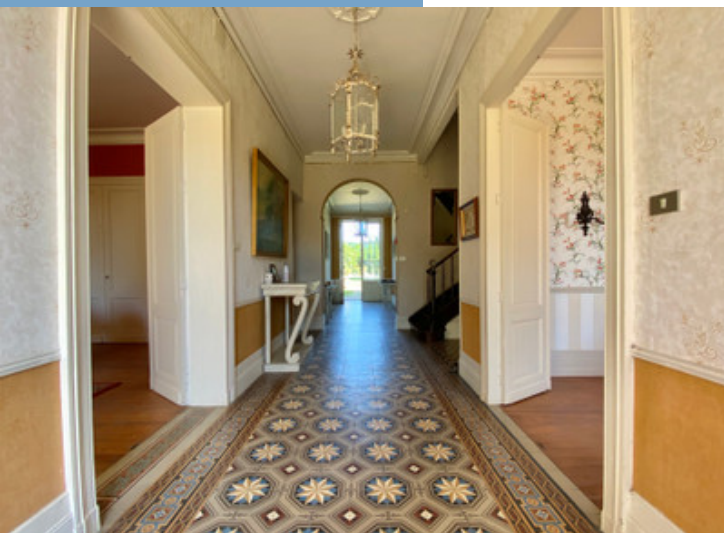




LARGE MANSION HOUSE OVERLOOKING THE
DORDOGNE WITH GUEST HOUSE AND POOL
WITH GROUNDS OF 1 HECTARE.

www.leggettprestige.com

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...



PROPERTY FACT FILE	
REFERENCE	104484MMU33
PRICE	€ 780,000 £ 649,529* <small>*agency fees included: 5 % TTC to be paid by the buyer (740 000 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	10
ACCOMMODATION	570 m ²
LAND	11955 m ²
TOWN	Sainte-Foy-la-Grande
DEPARTMENT	Gironde
LOCATION	Town property
TYPE	Maison familiale, Manoir
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Near the station, 1 hour from Bordeaux
- Within walking distance to shops
- Connected to mains drains
- Overlooks the Dordogne River
- Gîte and dependance

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Built in the late 19th century, this elegant property has more than 500 m² of living space on three levels with high ceilings complete with rose moldings, old tiles or parquet on the floor. With several reception rooms, and 8 bedrooms (most with en suite), the chateau is ideal as a spacious guest house and was formerly a hotel. It needs some

DESCRIPTIF

On the ground floor, the large entrance hall (which is in perfect symmetry with the main path through the gardens) opens on both sides on two living rooms with fireplaces. Further along is a third room that can be used as a games room or studio; a bedroom with bathroom, and the kitchen with back kitchen, cellar and boiler room. The first and second floors each have four bedrooms, all with an en-suite shower room or bathroom.

The property has ample parking, is connected to mains drainage and mains gas and is within walking distance to all that Sainte Foy La Grande has to offer including a railway station to Bordeaux. Bergerac is only 20 minutes away by car.

Measurements:

GROUND FLOOR

Entrance hall: 23,60m²

Reception room 1 : 37m²

Reception room 2-TV room: 26m²

Reception room 3: 28m²

Laundry Room: 26m²

Bathroom: 10,50m²

Dining room: 28m²

Kitchen/dining: 23m²+16m²

Back kitchen: 9m²

Cellar: 12,75m²

WC

Heating room

1st FLOOR

Landing: 10m²

Ensuite Bedroom 1: 25m²+bathroom 10,50m²

Ensuite Bedroom 2: 15m²

Bedroom 3: 37m²

Ensuite Bedroom 4: 26m²

Bedroom with bathroom to renovate: 35m²

2nd FLOOR

Landing: 12,60m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I04484MMU33>

COMPLETE FILE AND PHOTO ON REQUEST



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

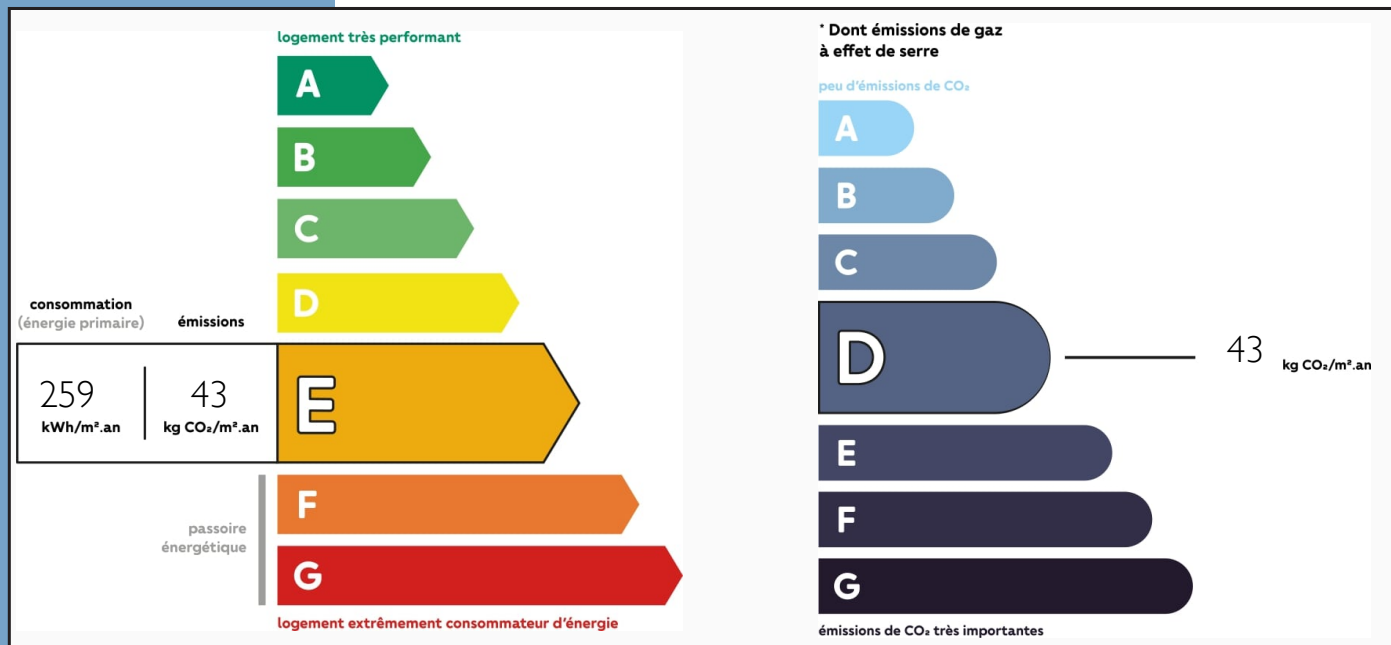
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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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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 : I04484MMU33
FILE COMPLETE
AND PHOTOS
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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