



DORDOGNE - MAGNIFICENT COUNTRY ESTATE 12 MINUTES FROM BERGERAC AIRPORT.



PROPERTY FACT FILE	
REFERENCE	A19041GJP24
PRICE	€ 1,800,000 £ 1,525,590* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	900 m ²
LAND	88622 m ²
TOWN	Issigeac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional property - everything is impeccable
- Proximity to Issigeac
- 2 large gites plus one in the pigeonnier
- 20 minutes from Bergerac airport
- Imposing property

DORDOGNE -
MAGNIFICENT COUNTRY
ESTATE 12 MINUTES FROM
BERGERAC AIRPORT....

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Enjoying a quiet countryside location only 3 km from the historic market town of Issigeac and 12 minutes from Bergerac (airport) this substantial and carefully restored country estate offers endless possibilities; marvelous wedding venue, boutique hotel, holiday guest accommodation, equestrian property, or just as a grand family home!

DESCRIPTIF

LE MANOIR – The Main House (Owners accommodation) – established on two levels with underfloor heating on both the ground floor and the first floor, double glazing throughout. This extensive accommodation comprises:

Ground floor

+ Dining Room (37 m²) French doors to garden, tiled floor, exposed beams and stone wall

+ Kitchen (25.76 m²) beautifully equipped and furnished kitchen with granite worktops, door to courtyard, exposed stone wall

+ Sitting Room (66 m²) exposed stone wall and beamed ceiling, dual aspect French doors, tiled floor, magnificent Louis IV style stone fireplace

+ Study / Entrance area (13.96 m²)

+ WC (2.5 m²)

+ Small entrance with access to cellar (5 m²)

Up a few steps to a mezzanine area with Landing (7.3 m²)

FIRST FLOOR (Owners accommodation)

+ Bedroom 1 (14.88 m²) wooden floor, exposed stone wall

+ Shower Room (4.6 m²) shower, WC, handbasin

OPEN PLAN AREA with wooden flooring, and exposed beams
..incorporating

+ Spacious Sitting Room / TV Room (76.24 m²)

+ Games Room (25.36 m²)

+ Music Room (32.78 m²)

+ Office (17.51 m²)

+ Bedroom 2 (26.52 m²) exposed beams and stone wall

+ Dressing Room (5.49 m²)

+ Ensuite Bathroom (15.94 m²) bath, shower, bidet, double handbasin, WC

+ Corridor to guest bedrooms (8.25 m²)

+ Bedroom 3 (16.51 m²) with wooden floor

+ Ensuite for bedroom 3 (6.5 m²) Bath, WC, bidet, handbasin

+ Bedroom 4 (20 m²)

+ Ensuite for bedroom 4 (7 m²) shower, WC, double handbasin

+ Dressing room for bedroom 4 (4 m²)

+ B

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19041GJP24>

COMPLETE FILE AND PHOTO ON REQUEST



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

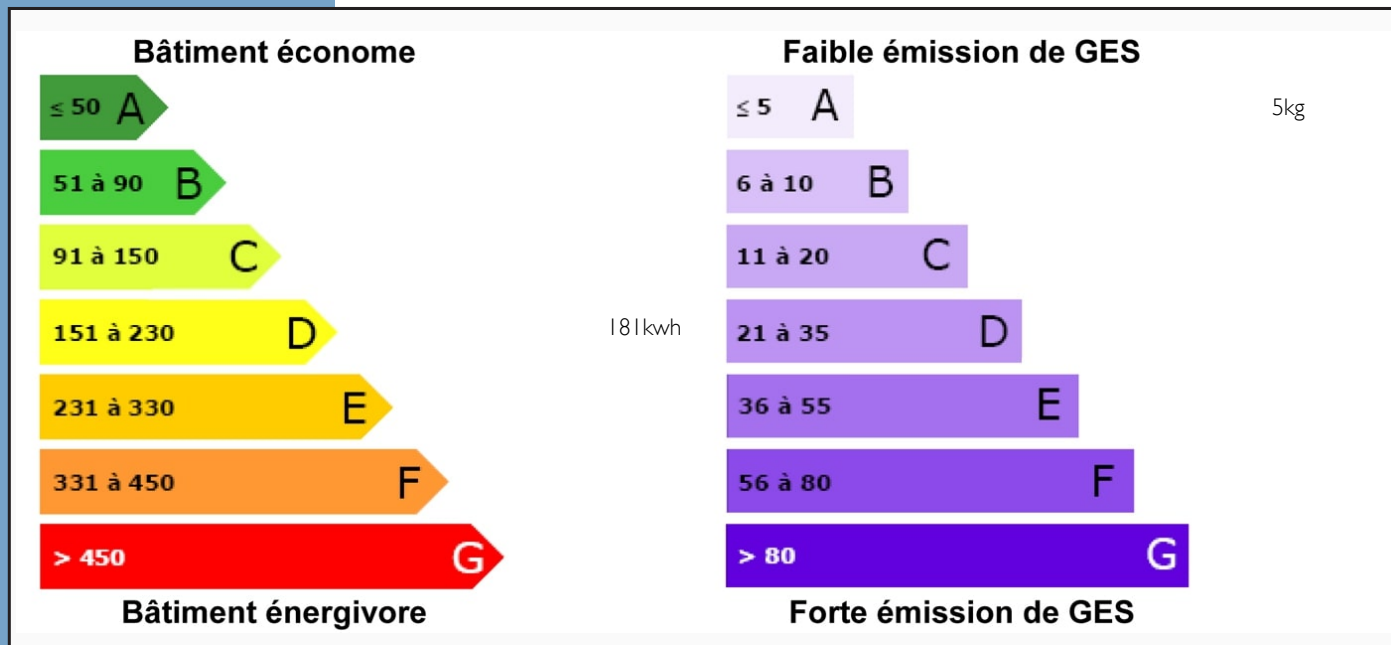
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DORDOGNE - MAGNIFICENT
COUNTRY ESTATE 12
MINUTES FROM BERGERAC
AIRPORT....

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

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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
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