



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



PROPERTY FACT FILE	
REFERENCE	A19041GJP24
PRICE	€ 1,700,000 £ 1,410,405* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	900 m <sup>2</sup>
LAND	88622 m <sup>2</sup>
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 - beautifully maintained
- 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....

Ref : A19041GJP24

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 m<sup>2</sup>) French doors to garden, tiled floor, exposed beams and stone wall

+ Kitchen (25.76 m<sup>2</sup>) beautifully equipped and furnished kitchen with granite worktops, door to courtyard, exposed stone wall

+ Sitting Room (66 m<sup>2</sup>) exposed stone wall and beamed ceiling, dual aspect French doors, tiled floor, magnificent Louis XV style stone fireplace

+ Study / Entrance area (13.96 m<sup>2</sup>)

+ WC (2.5 m<sup>2</sup>)

+ Small entrance with access to cellar (5 m<sup>2</sup>)

Up a few steps to a mezzanine area with Landing (7.3 m<sup>2</sup>)

FIRST FLOOR (Owners accommodation)

+ Bedroom 1 (14.88 m<sup>2</sup>) wooden floor, exposed stone wall

+ Shower Room (4.6 m<sup>2</sup>) shower, WC, handbasin

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

+ Spacious Sitting Room / TV Room (76.24 m<sup>2</sup>)

+ Games Room (25.36 m<sup>2</sup>)

+ Music Room (32.78 m<sup>2</sup>)

+ Office (17.51 m<sup>2</sup>)

+ Bedroom 2 (26.52 m<sup>2</sup>) exposed beams and stone wall

+ Dressing Room (5.49 m<sup>2</sup>)

+ Ensuite Bathroom (15.94 m<sup>2</sup>) bath, shower, bidet, double handbasin, WC

+ Corridor to guest bedrooms (8.25 m<sup>2</sup>)

+ Bedroom 3 (16.51 m<sup>2</sup>) with wooden floor

+ Ensuite for bedroom 3 (6.5 m<sup>2</sup>) Bath, WC, bidet, handbasin

+ Bedroom 4 (20 m<sup>2</sup>)

+ Ensuite for bedroom 4 (7 m<sup>2</sup>) shower, WC, double handbasin

+ Dressing room for bedroom 4 (4 m<sup>2</sup>)

+ B

More Online :

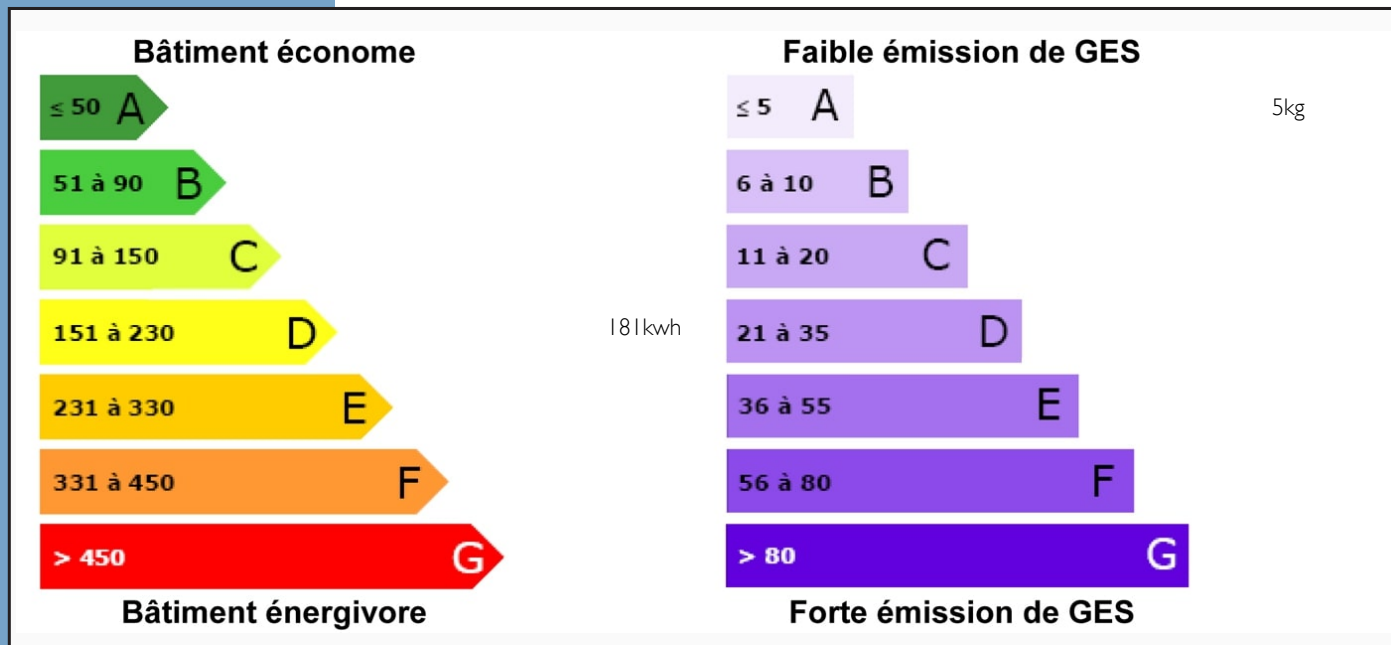
<https://leggettprestige.com/luxury-property-for-sale/view/A19041GJP24>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A1904IGJP24

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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.

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 : A1904IGJP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)