



DORDOGNE - MAGNIFICENT COUNTRY ESTATE 12 MINUTES FROM BERGERAC AIRPORT.

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BERGERAC AIRPORT....



PROPERTY FACT FILE	
REFERENCE	A19041GJP24
PRICE	€ 1,800,000 £ 1,539,684* <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	
CONDITION	Excellent condition
FEATURES	Wheelchair friendly, Garage, Barns / outbuildings
<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 pigeonier
- 20 minutes from Bergerac airport
- Imposing property

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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

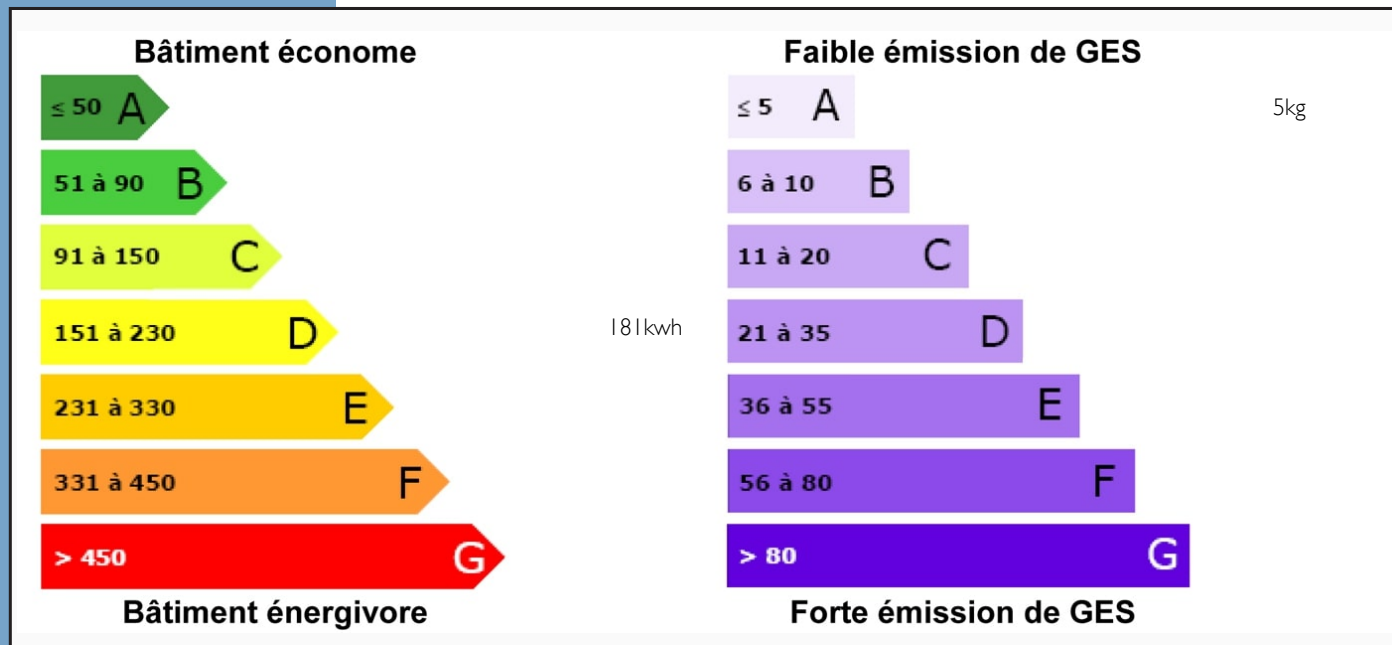
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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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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 : AI904IGJP24
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