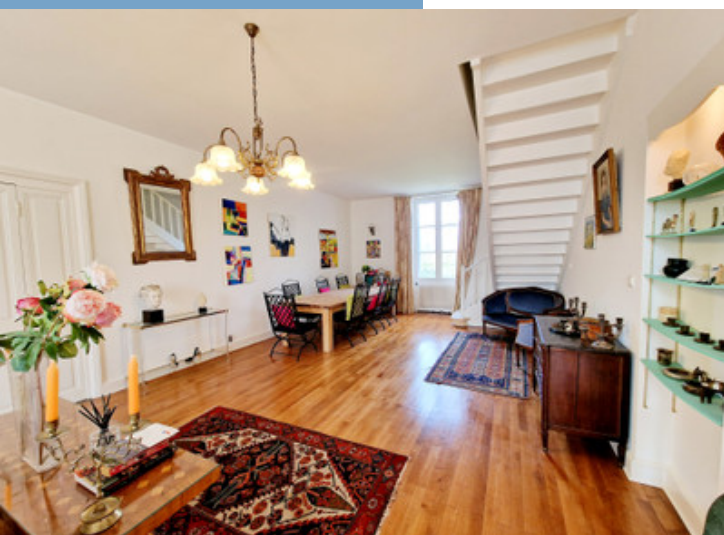
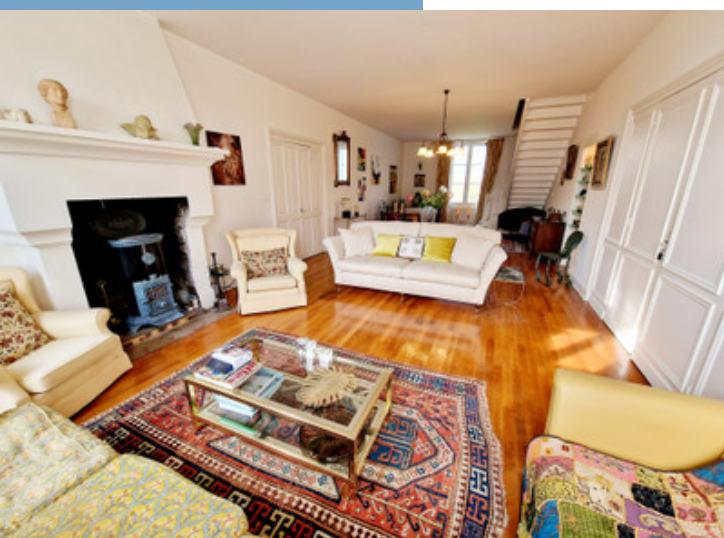




## MAGNIFICENT 5 BEDROOM MAISON DE MAÎTRE WITH 2 APARTMENTS AND 2 HECTARES OF LAND ON THE EDGE OF THE RIVER ISLE



MAGNIFICENT 5  
BEDROOM MAISON DE  
MAÎTRE WITH 2  
APARTMENTS AND 2  
HECTARES OF LAND ON  
THE EDGE OF THE ...



PROPERTY FACT FILE	
REFERENCE	A19615SAG24
PRICE	€ 1,272,000 £ 1,087,280* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	580 m <sup>2</sup>
LAND	16760 m <sup>2</sup>
TOWN	Moulin-Neuf
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Excellent condition
- Business potential
- On the edge of the river
- Salt water in ground swimming pool
- Only 4 minutes to the nearest commodities

MAGNIFICENT 5  
BEDROOM MAISON DE  
MAÎTRE WITH 2  
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HECTARES OF LAND ON  
THE EDGE OF THE ...  
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Superb stone built 19th century 5 bedroom mansion renovated to a very high standard with new slate roof, modern electrics, reverse-cycle air conditioning as well as gas central heating and a wood burning stove in the living room. The rooms are bright with high ceilings and beautiful wooden or tiled floors.

## DESCRIPTIF

The ground floor consists of a large hallway which leads to a veranda overlooking the river Isle and it's own private island. There is a beautiful, spacious living room and fully equipped kitchen with a large dining area. Leading on from the kitchen is a large cellar, perfect for storing wine and preserves. There is also a large bedroom, bathroom and office plus a laundry room.

A staircase in the living room leads up to the first floor where you will find four large bedrooms, a dressing room and two large bathrooms.

Access to one of the beautifully designed 65 m<sup>2</sup> one bedroom apartments is either from the kitchen or from the courtyard. This first apartment consists of a large living room with library, an equally large bedroom and a bathroom with bath, shower and toilet.

The second apartment, also 65 m<sup>2</sup> is accessed directly from the courtyard providing guests with complete independence. It contains a bedroom, shower room and partially equipped kitchen.

There is also a workshop, a garage and a car port all accessed directly from the courtyard.

The property is situated in Moulin-Neuf a small town in the Dordogne department and the Nouvelle-Aquitaine region and is 1 hour from Bordeaux, Périgueux and Bergerac.

The closest train station is in St Seurin, only 4 km away, providing direct access to Bordeaux and Périgueux. There you will also find a bustling Sunday morning market, bars, restaurants, post office, infant and primary schools and supermarkets. Montpon-Menestero

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A19615SAG24>

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](mailto:prestige@leggett.fr)



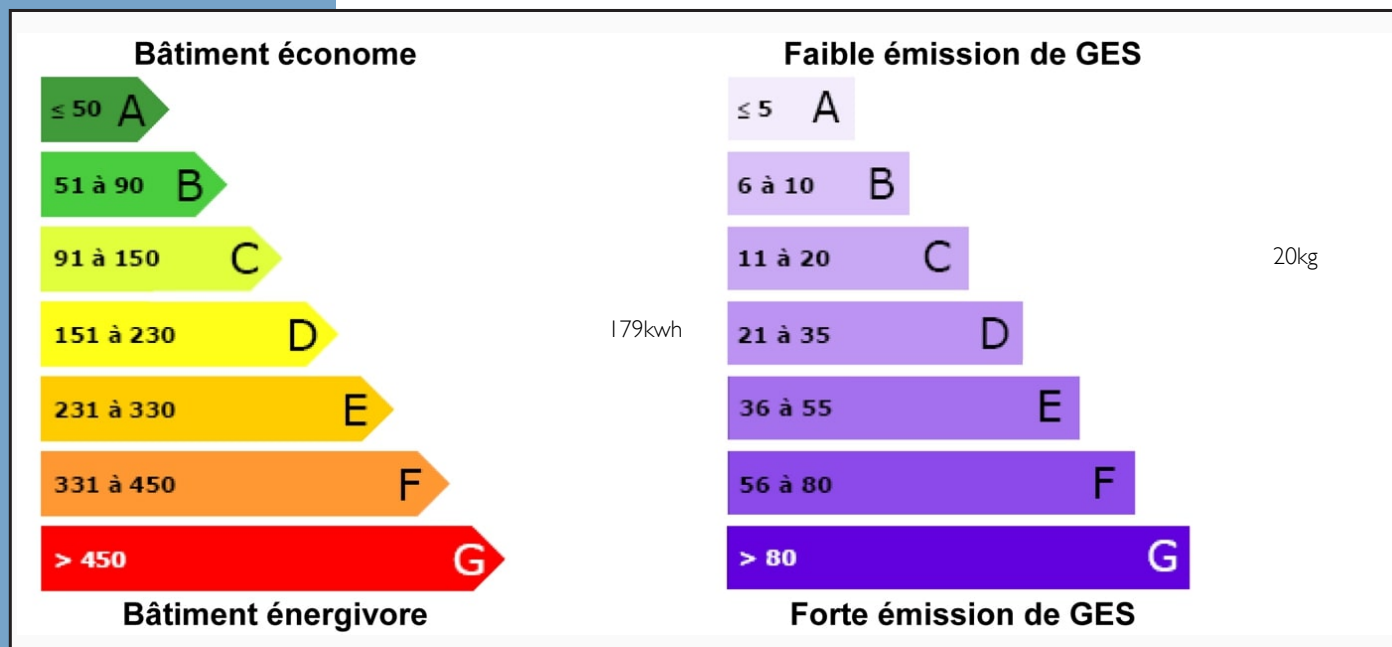


MAGNIFICENT 5 BEDROOM  
MAISON DE MAÎTRE WITH 2  
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## ENERGIE-DPE

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



## NOTICE

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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 : AI9615SAG24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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