



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

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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 £ 1,078,084* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	580 m <sup>2</sup>
LAND	16760 m <sup>2</sup>
TOWN	Moulin-Neuf
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage
*Price based on current exchange rate which is subject to change	



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

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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 conserves. 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.

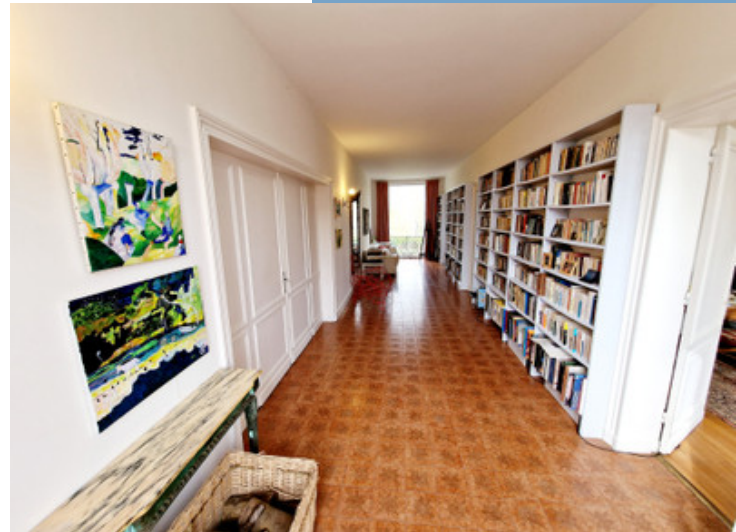
The property is situated in Moulin-Neuf a small town in the Dordogne department and the Nouvelle-Aquitaine region and is 1 hour from Bordeaux, Périgueux and Bergerac.

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

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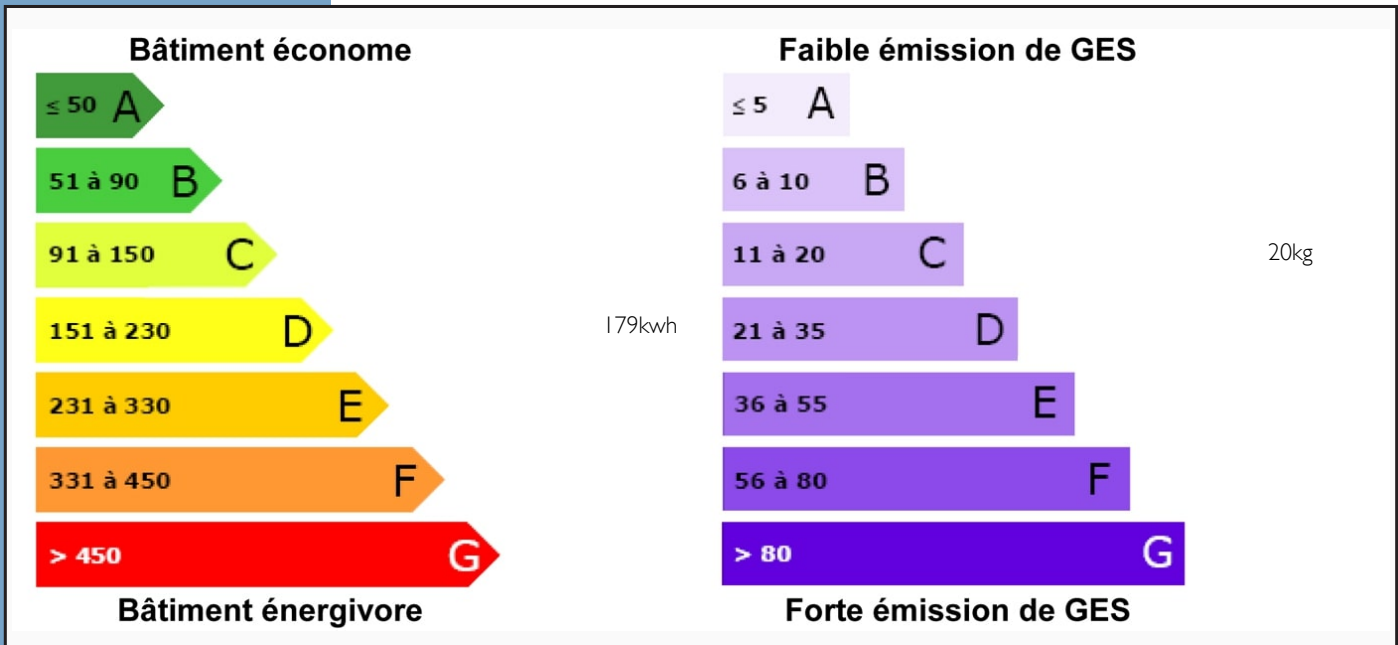


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## ENERGIE-DPE

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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## CONTACT

Réf : A19615SAG24  
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AND PHOTOS  
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