



## 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	€ 1,063,829 £ 884,393* *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 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.

Main house - Basement: Cellar 1 - 33.52 m<sup>2</sup>, Cellar 2 - 12.63 m<sup>2</sup>

Main house - Ground floor: Entrance - 33.05 m<sup>2</sup>, Bedroom - 20.94 m<sup>2</sup>, Bathroom / WC - 13.4 m<sup>2</sup>, Office - 20.6 m<sup>2</sup>, Living/dining room - 57.5 m<sup>2</sup>, Open plan kitchen - 59.46 m<sup>2</sup>, Utility room - 11.46 m<sup>2</sup>

Main house - 1st floor: Landing - 2.78 m<sup>2</sup>, Bedroom 1 - 26.73 m<sup>2</sup>, Shower room / WC - 9.73 m<sup>2</sup>, Dressing room 1 - 4.3 m<sup>2</sup>, Dressing room 2 - 10.53 m<sup>2</sup>, Bedroom 2 - 13.

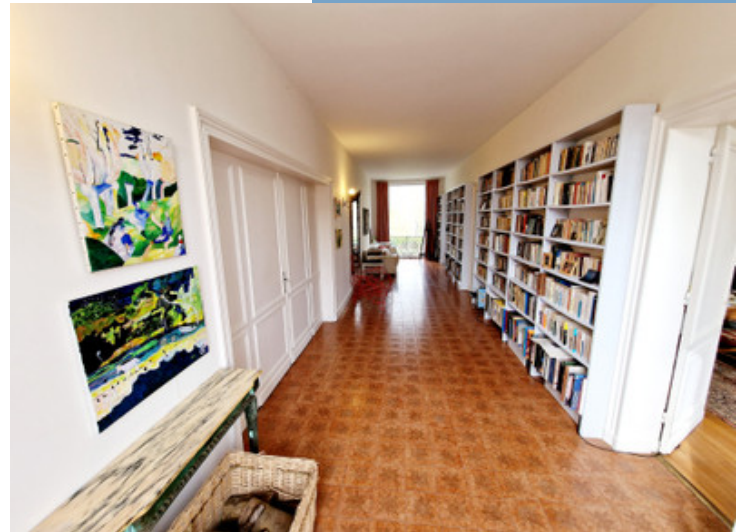
More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

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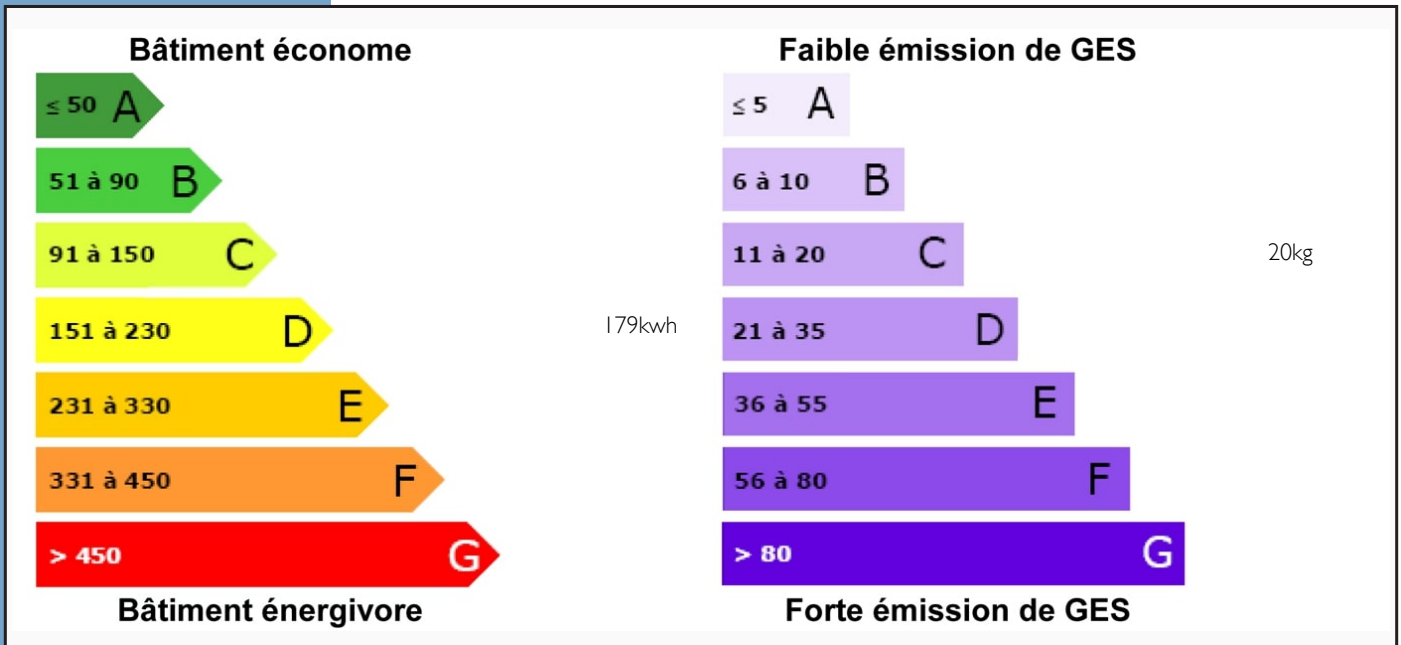


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## ENERGIE-DPE

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



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## CONTACT

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AND PHOTOS  
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