



## SUMPTUOUS MANOIR WITH WOODDED GROUNDS OF 13H, GUEST HOUSE, SWIMMING POOL, YOGA STUDIO AND TENNIS COURT

SUMPTUOUS MANOIR  
WITH WOODED  
GROUNDS OF 13H, GUEST  
HOUSE, SWIMMING POOL,  
YOGA STUDIO AND  
TENNIS COUR...



PROPERTY FACT FILE	
REFERENCE	A30580GJP24
PRICE	€ 1,680,000 £ 1,413,216* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	14
ACCOMMODATION	950 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Bergerac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Peaceful location
- tennis court and pool
- Huge business potential
- guest accomodation
- wooded 13hectares

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An elegant 18th Century country estate, hidden away from view, on wooded parkland of over 13 hectares, with heated swimming pool, hard surface tennis court and guest accommodation as well as a yoga studio. Situated in South West France with easy access to Bergerac and Bordeaux airports.

## DESCRIPTIF

Enter via a large entrance hall leading to further elegant reception rooms including, panelled dining room, music room, two sitting rooms, study, reading room, large kitchen and utility room. 2 bedrooms and bathrooms on the ground floor, with a further 9 bedrooms with ensuite on the first floor.

An adjoining building within which you can create a guardian's accommodation.

The large dovecote/pigeonnier has been completely refurbished to welcome your friends, with kitchen, living room, 2 bedrooms and 2 shower rooms.

A large yoga studio, a tennis court resurfaced a few years ago and a swimming pool all to be found in this idyllic setting only a few minutes from Eymet and 25mins from Bergerac and it airport.

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



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A30580GJP24>

COMPLETE FILE AND PHOTO ON REQUEST

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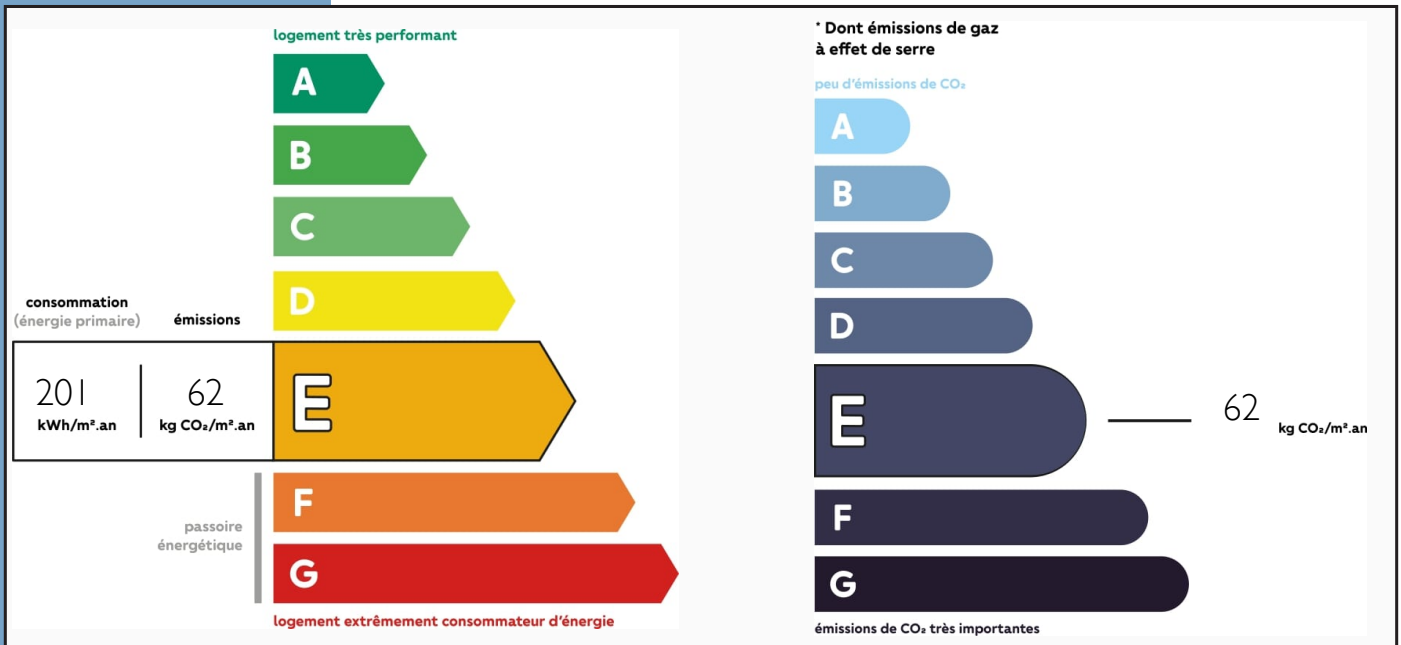
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SUMPTUOUS MANOIR WITH WOODED GROUNDS OF 134 GUEST HOUSE, SWIMMING POOL, YOGA STUDIO AND TENNIS COUR...

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A30580GJP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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