



BEAUTIFUL 16TH CENTURY MANOR HOUSE IN  
NATURA 2000 AREA. DOMINANT POSITION,  
VIEW OF THE DORDOGNE, OUTBUILDINGS



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PROPERTY FACT FILE	
REFERENCE	A31632PRD19
PRICE	€ 679,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (650 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	296 m²
LAND	5835 m²
TOWN	Lapleau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Preserved historic property
- Spacious rooms, 6 large bedrooms
- Dominant position, direct view of the Dordogne
- Outbuilding, garages, magnificent grounds
- Dordogne Basin Biosphere Reserve

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Charm and magic for this remarkable estate set in a privileged location. Very spacious rooms, original grounds, 16th century features and quality of life. Ideal for bed and breakfast or luxury gîtes. Village in the Natura 2000 area (Dordogne Basin Biosphere Reserve), classified as a UNESCO World Heritage site in 2012.

## DESCRIPTION

The estate comprises an early 16th century manor house, an outbuilding and a building used as garages. All set in 5835 m<sup>2</sup> of land. The manor house (numerous rooms with magnificent views over the Dordogne):

Ground floor: the hall gives access (stone door pediment dated and engraved 1507) to a magnificent bright living room with fireplace (42m<sup>2</sup>), vast kitchen with inglenook fireplace of 40m<sup>2</sup> with access to terrace and garden, a small boudoir/study of 9m<sup>2</sup> and 2 wc.

1st floor: access to the 1st floor is via a beautiful stone staircase and the corridor leads you to two spacious bedrooms with cushioned windows (43m<sup>2</sup> and 46m<sup>2</sup>) and a bathroom with wc of 13m<sup>2</sup>. One of the fireplaces on the first floor features polychrome decoration that is probably original.

Second floor: beam and panelled corridor, 4 bedrooms including a 26m<sup>2</sup> bedroom (panelled wall and ceiling), a 16m<sup>2</sup> bedroom and a 14m<sup>2</sup> bedroom. A bathroom with toilet.

The manor house has 4 fireplaces and 2 inglenook fireplaces and the wooden floors are solid wood.

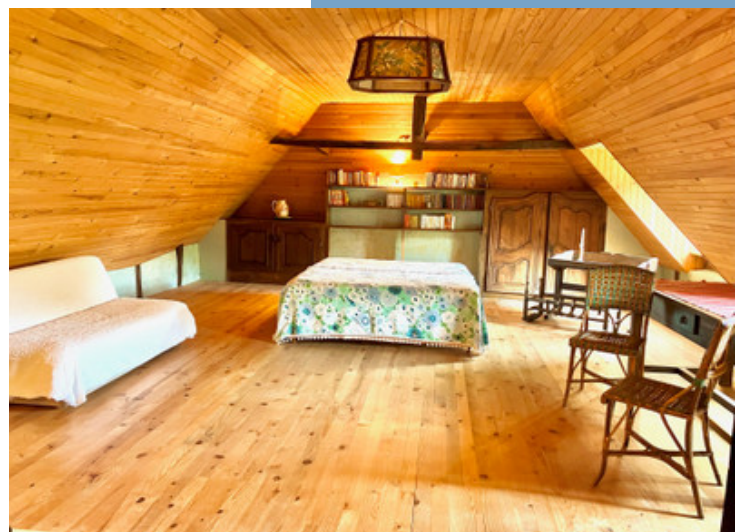
In the basement, there is a 21m<sup>2</sup> cellar with a beautiful preserved fishpond in period stone. The left facade features a large period sundial.

Heating system: Oil-fired central heating and some electric heating.

Sanitation system: Mains drainage.

Schist slate roof. Single-glazed windows.

The outbuilding: on the ground floor, a large room used as a garage or workshop (35 m<sup>2</sup>), an 11 m<sup>2</sup> bedroom and a room used as a utility room with a shower and space for the oil...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31632PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

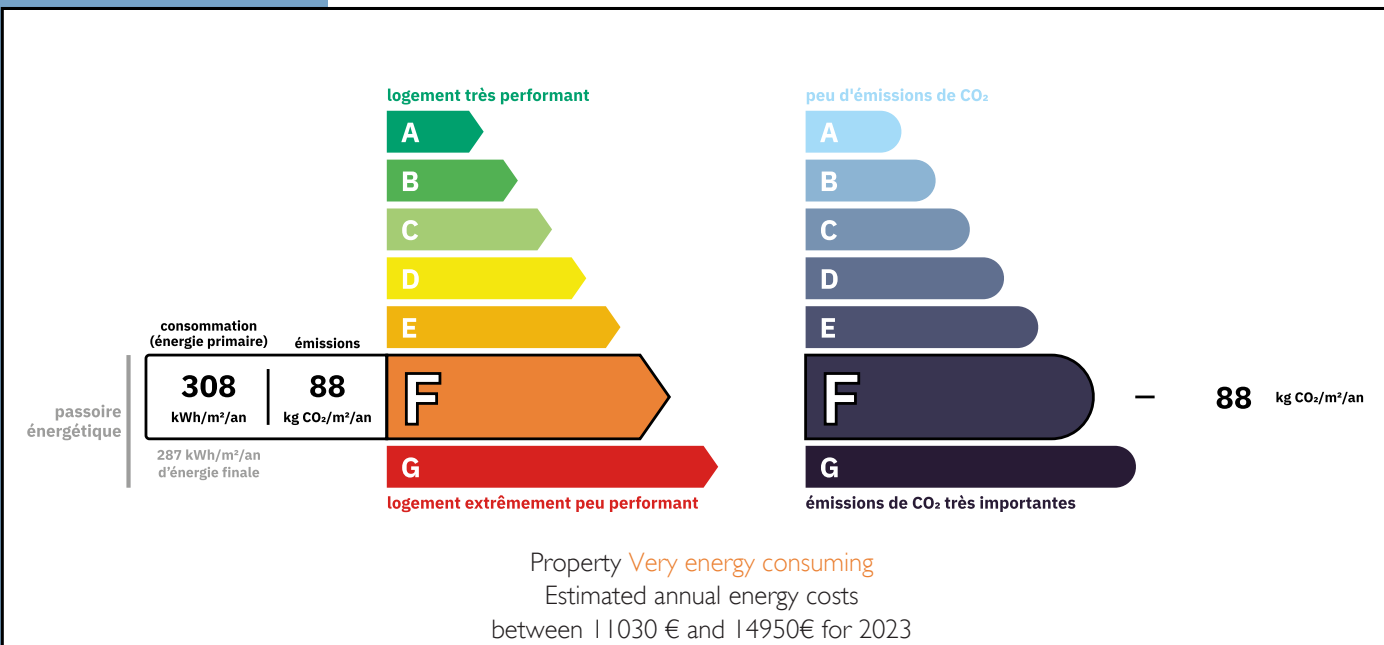
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## ENERGIE-DPE

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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