



LARGE MANSION HOUSE OVERLOOKING THE  
DORDOGNE WITH GUEST HOUSE AND POOL  
WITH GROUNDS OF 1 HECTARE.

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...



PROPERTY FACT FILE	
REFERENCE	104484MMU33
PRICE	€ 780,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (740 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	10
ACCOMMODATION	570 m <sup>2</sup>
LAND	11955 m <sup>2</sup>
TOWN	Sainte-Foy-la-Grande
DEPARTMENT	
LOCATION	Town property
TYPE	Maison familiale, Manoir
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage
*Price based on current exchange rate which is subject to change	



- Near the station, 1 hour from Bordeaux
- Within walking distance to shops
- Connected to mains drains
- Overlooks the Dordogne River
- Gîte and dependance

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Built in the late 19th century, this elegant property has more than 500 m<sup>2</sup> of living space on three levels with high ceilings complete with rose moldings, old tiles or parquet on the floor. With several reception rooms, and 8 bedrooms (most with en suite), the chateau is ideal as a spacious guest house and was formerly a hotel. It needs some

## DESCRIPTIF

On the ground floor, the large entrance hall (which is in perfect symmetry with the main path through the gardens) opens on both sides on two living rooms with fireplaces. Further along is a third room that can be used as a games room or studio; a bedroom with bathroom, and the kitchen with back kitchen, cellar and boiler room. The first and second floors each have four bedrooms, all with an en-suite shower room or bathroom.

The property has ample parking, is connected to mains drainage and mains gas and is within walking distance to all that Sainte Foy La Grande has to offer including a railway station to Bordeaux. Bergerac is only 20 minutes away by car.

Measurements:

GROUND FLOOR

Entrance hall: 23,60m<sup>2</sup>

Reception room 1 : 37m<sup>2</sup>

Reception room 2-TV room: 26m<sup>2</sup>

Reception room 3: 28m<sup>2</sup>

Laundry Room: 26m<sup>2</sup>

Bathroom: 10,50m<sup>2</sup>

Dining room: 28m<sup>2</sup>

Kitchen/dining: 23m<sup>2</sup>+16m<sup>2</sup>

Back kitchen: 9m<sup>2</sup>

Cellar: 12,75m<sup>2</sup>

WC

Heating room

1st FLOOR

Landing: 10m<sup>2</sup>

Ensuite Bedroom 1: 25m<sup>2</sup>+bathroom 10,50m<sup>2</sup>

Ensuite Bedroom 2: 15m<sup>2</sup>

Bedroom 3: 37m<sup>2</sup>

Ensuite Bedroom 4: 26m<sup>2</sup>

Bedroom with bathroom to renovate: 35m<sup>2</sup>

2nd FLOOR

Landing: 12,60m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I04484MMU33>

COMPLETE FILE AND PHOTO ON REQUEST



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

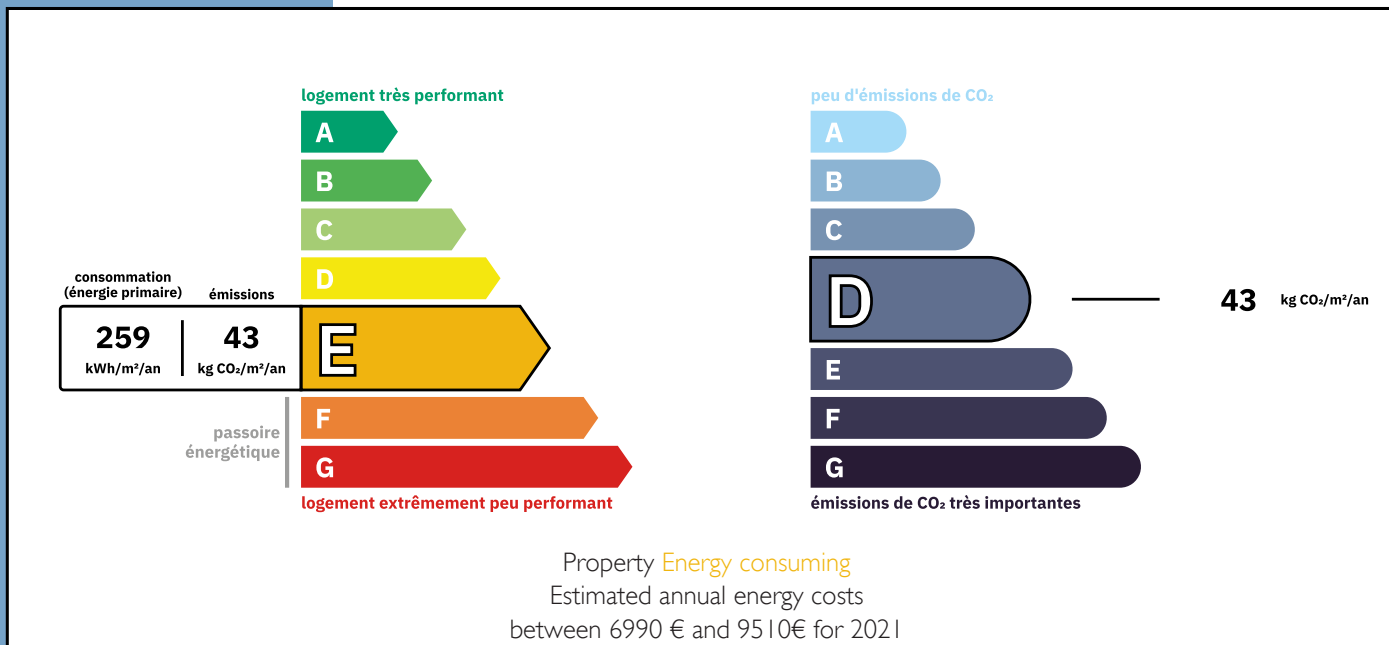
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : I04484MMU33  
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AND PHOTOS  
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