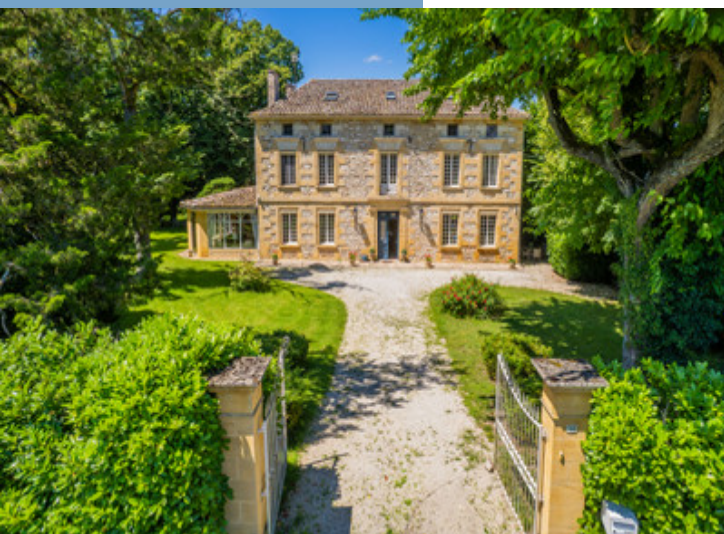




## MANOR HOUSE WITH ONE STONES HOUSE AND 2 BARNES





PROPERTY FACT FILE	
REFERENCE	A29074CGI24
PRICE	€ 897,750 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (855 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	450 m <sup>2</sup>
LAND	13290 m <sup>2</sup>
TOWN	Saint-Nexans
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Peacefull
- Close to all amenities
- Commercial potential
- Fenced park and water on site (well, pond, etc.)
- Near airport and station

MANOR HOUSE WITH  
ONE STONES HOUSE  
AND 2 BARNs...

Ref : A29074CGI24

18th century manor house with second house to renovate and two barns.  
This isolated property, 5 minutes from Bergerac, will charm you with its many assets.  
It is accessed via a wrought iron gate and set in 13,000 m2 of wooded

## DESCRIPTIF

Beautiful 18th century manor house comprising :

Ground floor:

Majestic entrance hall with original tiled floor (21m2), fully fitted kitchen with island, granite worktops and utility cupboard (25m2), separate dining room with fireplace (26m2), small sitting room with cupboards (26m2), sitting room with fireplace (26m2), large bright study (26m2), corridor (15m2) and pretty conservatory (60m2) with triple aspect windows.

1st floor:

Very spacious master suite with dressing room (29m2) and private bathroom (10m2), a central bedroom with garden views (22m2), two further bedrooms (21-24m2), one with direct access to the family bathroom (10m2) and a large landing (24m2).

2nd floor:

Large landing (13m2), two large bedrooms with shower rooms (22-24m2) and a large attic (80m2) suitable for conversion which could offer 2-3 additional bedrooms.

Cellar/boiler room (25m2).

Salt-heated swimming pool (6 x 12), shower, large deck and summer kitchen.

Single glazed windows with secure electric shutters.

Oil-fired central heating and septic tank.

Private grounds of 1.3 hectares, planted with trees and well exposed.

Next door but separated by trees is a large barn (200m2), a second smaller barn (30m2) and a guest house (216m2) to finish renovating.

Bergerac and all amenities are 4km away.

A place to discover without further delay!

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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/A29074CGI24>

COMPLETE FILE AND PHOTO ON REQUEST



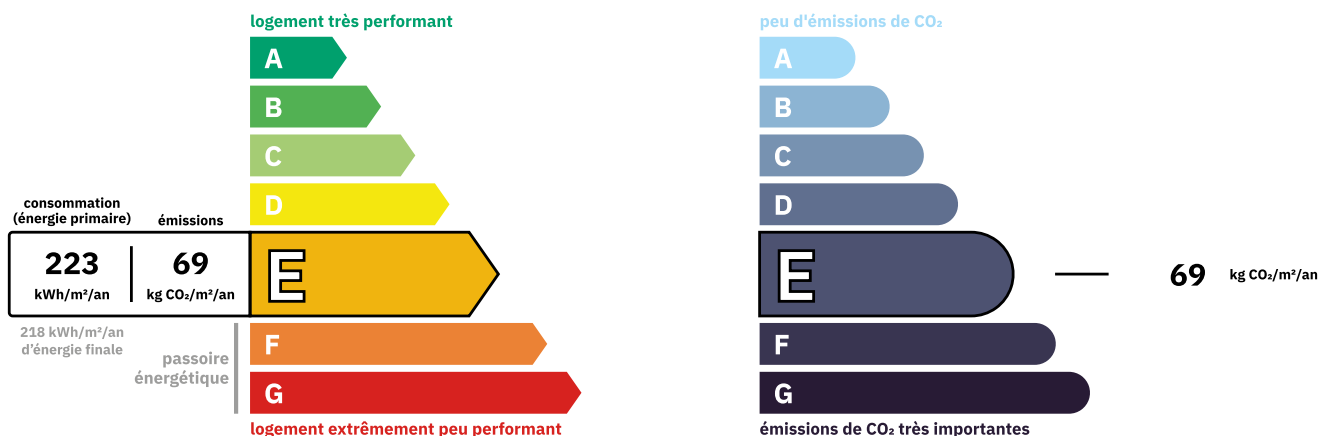


MANOR HOUSE WITH ONE  
STONES HOUSE AND 2  
BARNs...

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 7492 € and 10136€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A29074CGI24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)