



CHARMING MAISON DE MAÎTRE WITH GÎTES ON THE BANKS OF THE DORDOGNE RIVER

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THE BANKS OF THE
DORDOGNE RIVER...



PROPERTY FACT FILE	
REFERENCE	A29547PHV24
PRICE	€ 1,795,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 735 000 EUR hors honoraires)
BEDROOM	19
BATHROOM	13
ACCOMMODATION	800 m ²
LAND	25000 m ²
TOWN	Lalinde
DEPARTMENT	
LOCATION	Resort property
TYPE	Manoir, Maison de Maitre, Gite
CONDITION	
FEATURES	Swimming Pool, River Frontage, High speed internet
*Price based on current exchange rate which is subject to change	



- 400 m on the riverbank (private)
- at walking distance of all amenities
- well managed and generates a nice income
- only 20 minutes from Bergerac airport
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Discover the perfect blend of elegance and tranquility with this stunning riverside -Mansion, beautifully situated on the banks of the picturesque Dordogne River in the delightful village of Lalande. With its charming restaurants, local shops, and supermarkets just a stone's throw away, this property offers the ideal setting for both relaxation

DESCRIPTIF

Spacious and Versatile Living Accommodations

The Mansion showcases a variety of living options suitable for families or as a lucrative rental investment.

Ground Floor:

- An inviting apartment (approximately 80m²) featuring a cozy 30m² living room with a charming fireplace, perfect for gathering with loved ones.
- A well-equipped kitchen that caters to all your culinary needs.
- A comfortable bedroom, along with a separate toilet and shower room for convenience.
- An additional bedroom with its own access and shower room, ideal for guests or extended family.
- Ample storage space, including a wine cellar and various storage rooms, ensuring everything you need is easily accessible.
- An elegant office and reception area, perfect for hosting guests or managing rentals, opening onto a charming entrance hall and balcony with picturesque river views.

First Floor:

- A spacious apartment complete with a functional kitchen and a bright living area.
- Two generously sized bedrooms, each with its own bathroom, providing privacy and comfort for all occupants.
- A lovely terrace that offers stunning views of the river and surrounding parkland, perfect for enjoying your morning coffee or evening sunsets.

Second Floor:

- Four ensuite bedrooms, providing a luxurious retreat for family and friends.

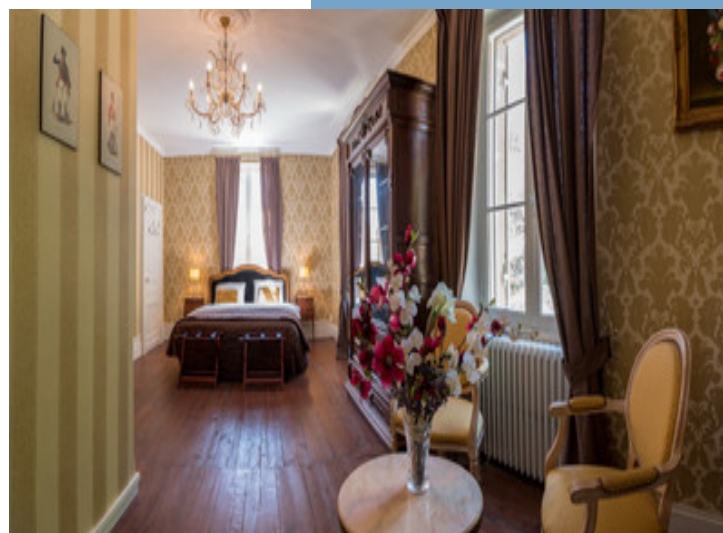
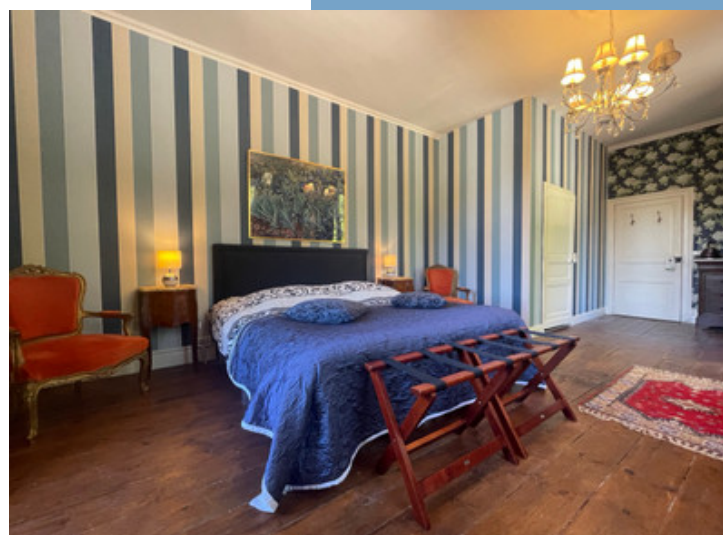
Third Floor:

- Ascend the beautiful stairway to discover a professional kitchen, ideal for catering or personal use, along with a terrace boasting breathtaking views of the Dordogne.
- An attic

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29547PHV24>

COMPLETE FILE AND PHOTO ON REQUEST



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

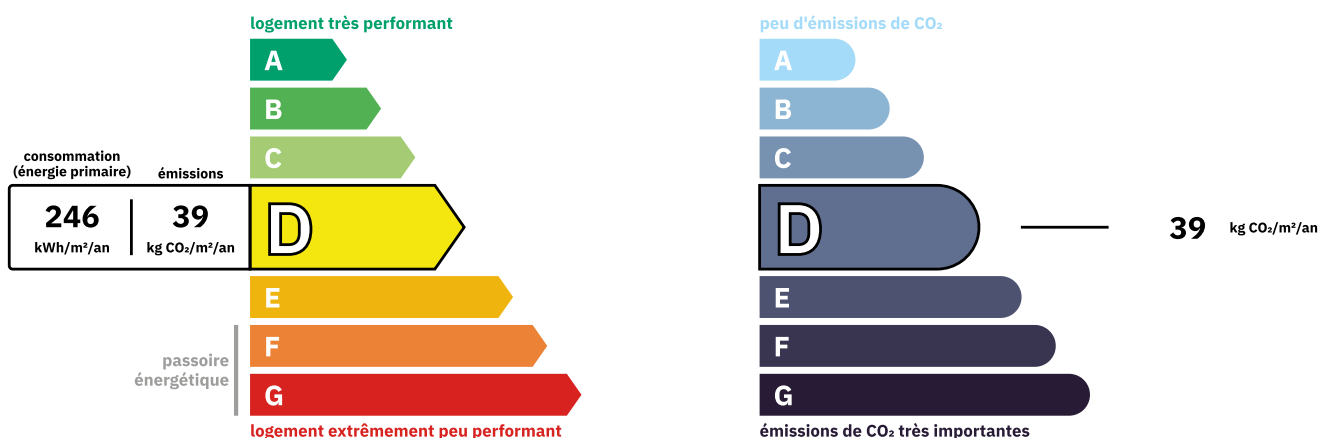
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 12038 € and 16286€ for 2025

NOTICE

Leggetts, their client and any joint agents give notice that:

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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