



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	€ 848,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (800 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	296 m ²
LAND	5835 m ²
TOWN	Soursac
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.

DESCRIPTIF

The estate comprises an early 16th century manor house, an outbuilding and a building used as garages. All set in 5835 m² of land. The manor house (many rooms with magnificent views over the Dordogne) :

Ground floor: the hall gives access (stone door pediment dated and engraved 1507) to a magnificent, luminous living room with fireplace (42m²), vast kitchen with inglenook fireplace of 40m² with access to the terrace and garden, a small boudoir/study of 9m² and 2 wc.

1st floor: access to the 1st floor is via a beautiful stone staircase and the corridor leads to two spacious bedrooms with cushion window (43m² and 46m²) and a 13m² bathroom with wc. One of the fireplaces on the first floor has polychrome decoration, probably original.

Beamed and panelled corridor, 4 bedrooms including a 26m² bedroom (panelled walls and ceiling), a 16m² bedroom and a 14m² bedroom. Bathroom with toilet.

In the basement is a 21m² cellar with a beautifully preserved fishpond in period stone. There is a large period sundial on the left facade.

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

Sewage system: Maintained septic tank.

Renovated Travassac slate roof.

Single-glazed windows.

The outbuilding: on the ground floor, a large room used as a garage or workshop (35 m²), an 11 m² bedroom and a room used as a utility room with a shower and space for the oil-fired boiler and its 5000 litre tank.

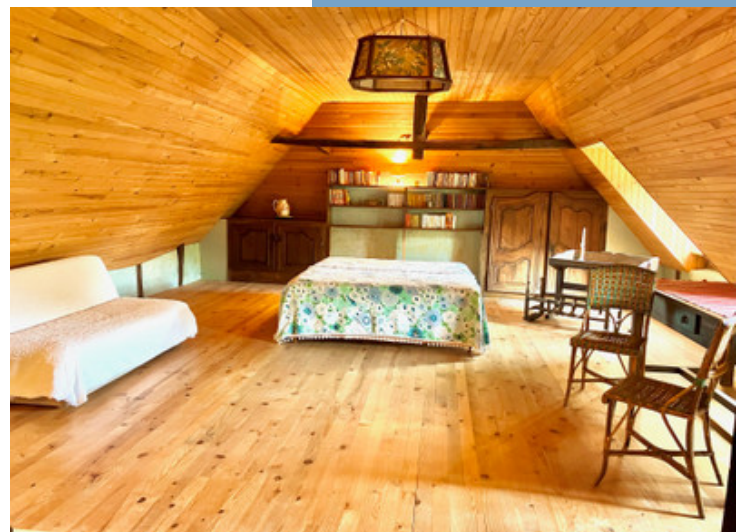
On the first floor: a vast 68 m² room under the roof.

Travassac slate roof

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

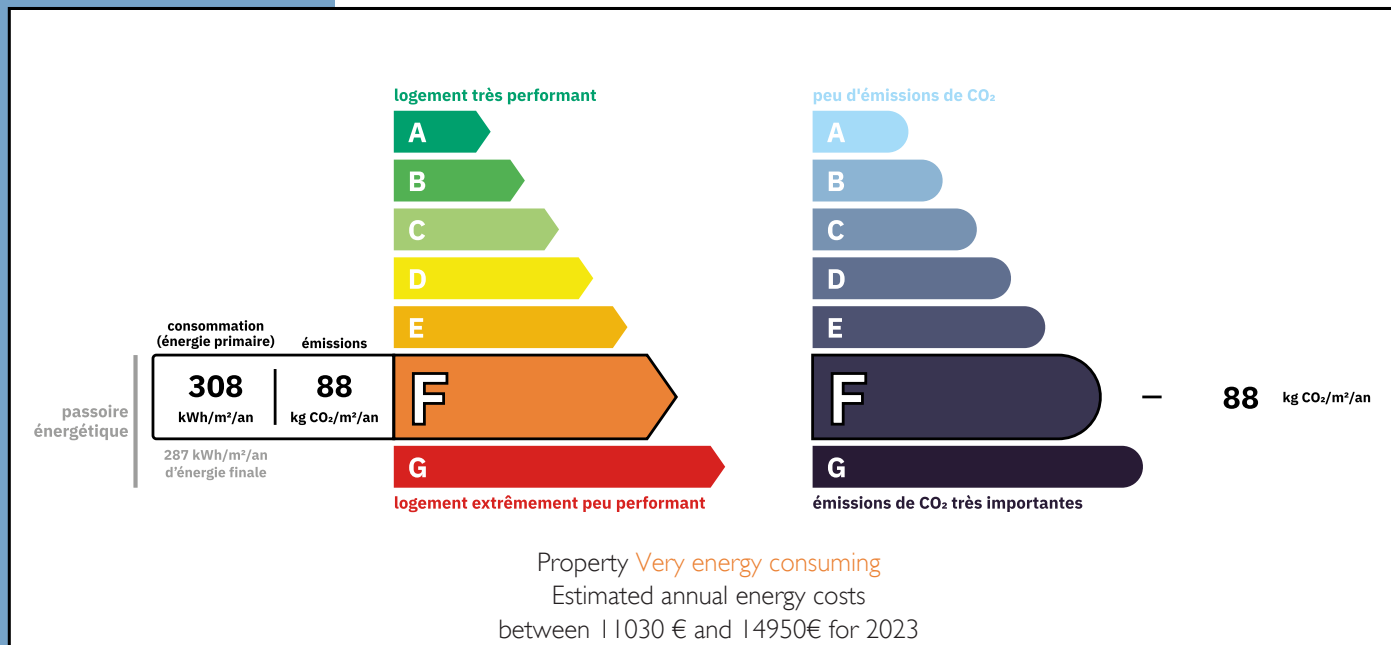


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ENERGIE-DPE

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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FILE COMPLETE
AND PHOTOS
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