



REMARKABLE: SMALL MANOR HOUSE AND
RENOVATED BARN. SWIMMING POOL,
ORCHARD, LARGE GROUNDS, EXCEPTIONAL
VIEW

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PROPERTY FACT FILE	
REFERENCE	A35605PRD46
PRICE	€ 768,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	298 m ²
LAND	11 784 m ²
TOWN	Beaulieu-sur-Dordogne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Dominant position, quiet, magnificent views
- Wooded grounds with orchard, well, petanque area
- Spacious, bright living room, 6 bedrooms
- Renovated little manor house used as a gîte
- Large, well-designed basement with potential

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A few kilometres from Beaulieu-sur-Dordogne, in a quiet hamlet of around ten houses, this rare property offers character and a unique quality of life. Features: dominant position, magnificent views, wooded grounds with large orchard, well and petanque area. It's up for grabs!

DESCRIPTION

The 17th century manor house (130m² of living space) has a slate roof (redone in 1994) and is currently used as a gîte: on the ground floor, a 46m² living room with inglenook fireplace and souillarde, a small fitted kitchen, 2 bedrooms with fitted wardrobes (15m² and 11m² - loi Carrez) and a bathroom with toilet. On the first floor, 2 bedrooms (10 and 11m² - loi Carrez) and a 7m² bathroom with shower. Two bedrooms have reversible air conditioning and all windows are double-glazed.

Garden level: 3 rooms used for storage, one of which houses an oil-fired boiler (with 3 x 1000 l tanks).

Sewage system: all-water septic tank.

Heating system: oil-fired boiler, open fireplace and 2 reversible air-conditioning units.

The tastefully renovated barn (168m² living area) has a slate roof (re-roofed in 2013) and is habitable on one level with a bright living room of 96m² (with magnificent inglenook fireplace, fitted kitchen, bay window with magnificent views, access to terrace (33m²) and swimming pool). On the same level are 2 bedrooms (12m² and 15.5m²) and a 10m² bathroom with bath, shower and wc.

The living room gives access to a large mezzanine of 30m² (Carrez law) with beautiful exposed beams used as a lounge and study.

On the garden level, several rooms used as a wine cellar (11m²), utility room (15m²), library (22m²), garage (entrance width: 2.35m), storage and workshop (35m² with a toilet and sink) and a toilet with shower; this level is very well insulated and pr...



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<https://leggettprestige.com/luxury-property-for-sale/view/A35605PRD46>

COMPLETE FILE AND PHOTO ON REQUEST

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

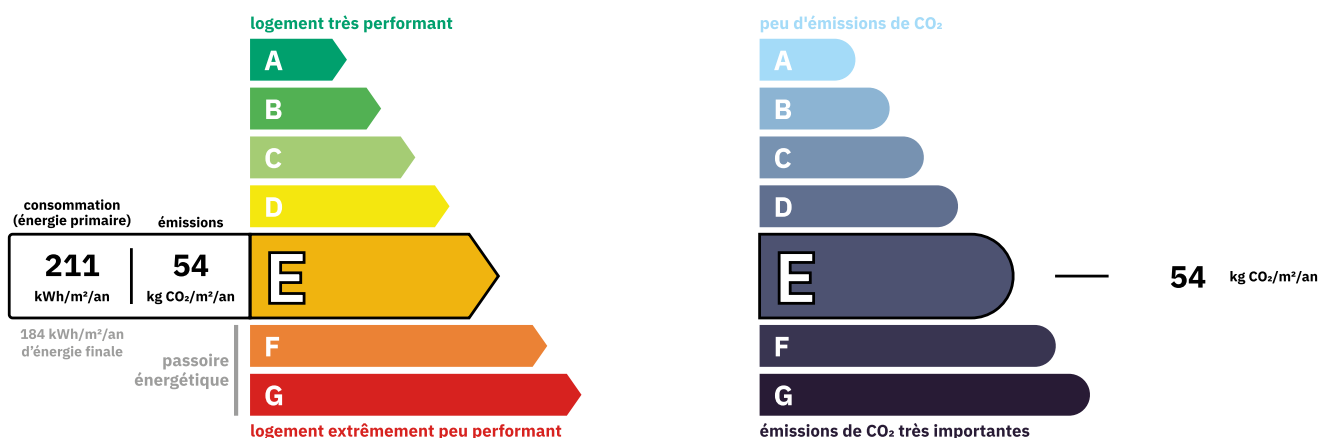
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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/>



Property **Energy consuming**
Estimated annual energy costs
between 2370 € and 3270€ for 2021

NOTICE

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CONTACT

Réf : A35605PRD46
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr