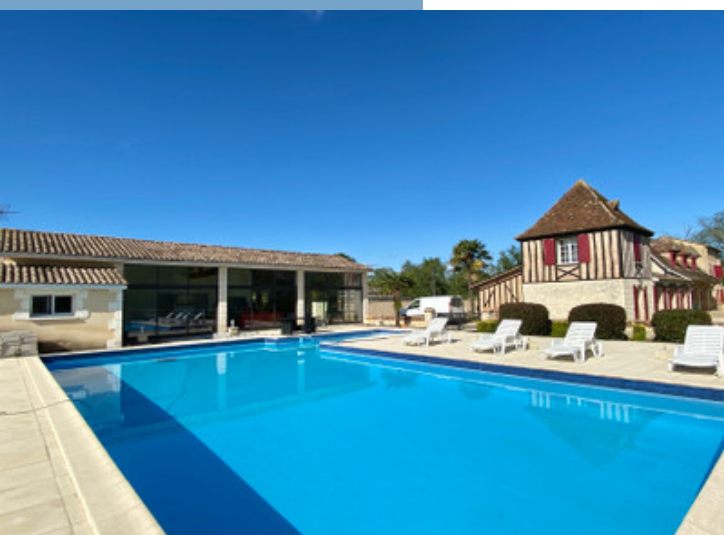




EXCEPTIONAL PROPERTY IN THE DORDOGNE :  
MANOR HOUSE, GÎTES, OUTBUILDINGS AND  
RIVER ACCESS ON 3,5 HECTARES

EXCEPTIONAL PROPERTY  
IN THE DORDOGNE :  
MANOR HOUSE, GÎTES,  
OUTBUILDINGS AND  
RIVER ACCESS ON 3,5  
HEC...



PROPERTY FACT FILE	
REFERENCE	A39881CGI24
PRICE	€ 1,588,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	5
ACCOMMODATION	654 m <sup>2</sup>
LAND	35859 m <sup>2</sup>
TOWN	Gardonne
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- Rare estate with 18th-century manor close to river
- Three pools, multiple gîtes and outbuildings
- No major work needed - Well maintained property
- 15 min from Bergerac, close to shops and airport
- Peaceful countryside setting, 1h30 from Bordeaux

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MANOR HOUSE, GÎTES,  
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HEC...

Ref : A39881CGI24

Just steps from the Dordogne River, this 3.5-hectare estate includes a character manor and a modern house offering five gîtes.

The manor's three gîtes (195 m<sup>2</sup>, 131 m<sup>2</sup>, 135 m<sup>2</sup>) combine period charm with tasteful renovation, with access to two pools and spacious

## DESCRIPTION

This remarkable estate presents a rare opportunity to acquire a versatile and meticulously maintained domain, ideal as a prestigious family residence or a high-potential hospitality project.

It comprises a characterful manor house and a separate modern home offering multiple gîtes, extensive outdoor spaces, and equestrian facilities—all set on over 3.5 hectares beside the Dordogne River.

The main manor currently hosts three distinct gîtes, two of which can be combined to create a spacious single unit. With respective surface areas of 195 m<sup>2</sup>, 131 m<sup>2</sup>, and 135 m<sup>2</sup>, these gîtes offer generous volumes, preserved period charm through carefully selected materials, and high-quality renovations carried out in recent years. Each unit features comfortable living spaces with fully equipped kitchens, inviting bedrooms, and access to two swimming pools (14 x 7 m and 10 x 5 m), as well as two large terraces of 80 m<sup>2</sup> and 90 m<sup>2</sup>.

The modern house includes two additional gîtes. The first, approximately 80 m<sup>2</sup>, offers an open-plan kitchen and dining area leading to a bright living room, a double bedroom, a shower room, a separate WC, and a storage room. It enjoys a private patio overlooking the surrounding pastures. The second gîte, more spacious at 112 m<sup>2</sup>, stands out with its summer kitchen, expansive terrace, and private pool (14 x 7 m). It also includes a bright living area with a fully equipped kitchen, two double bedrooms, and a shower room with WC.

The outdoor spaces are eq...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39881CGI24>

COMPLETE FILE AND PHOTO ON REQUEST



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

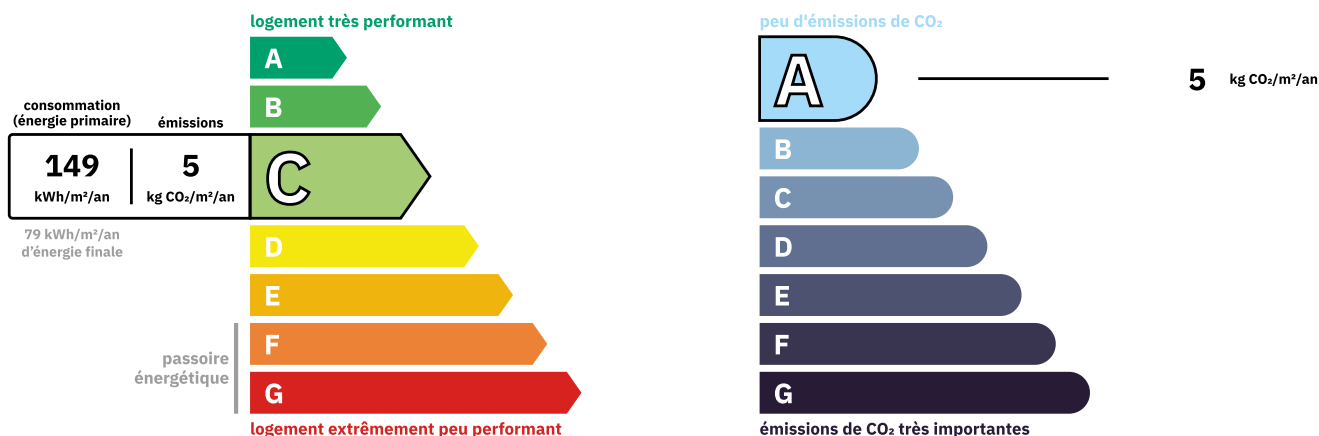
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EXCEPTIONAL PROPERTY IN  
THE DORDOGNE : MANOR  
HOUSE, GÎTES, OUTBUILDING  
AND RIVER ACCESS ON 3,5  
HEC...

Ref : A3988 | CGI24

## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 920 € and 1290€ for 2021

## 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

Réf : A3988 | CGI24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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