



HISTORIC DORDOGNE ESTATE NEAR BERGERAC
& SAINTE-FOY-LA-GRANDE, IDEAL AS FAMILY
HOME, B&B, OR RENTAL.

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PROPERTY FACT FILE	
REFERENCE	A39972SAG24
PRICE	€ 1,490,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 405 661 EUR hors honoraires)
BEDROOM	8
BATHROOM	6
ACCOMMODATION	520 m ²
LAND	5829 m ²
TOWN	Le Fleix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 18th-century stone mansion
- 8 bedrooms + 2-bedroom cottage
- Riverside location on Dordogne
- 5x10 m swimming pool
- Profitable B&B & rental potential

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This exceptional 18th-century estate offers a seamless blend of historic charm, elegance, and modern comfort, making it ideal as a spacious family home or a versatile business opportunity.

The main house features 8 bedrooms and 6 bathrooms, with a

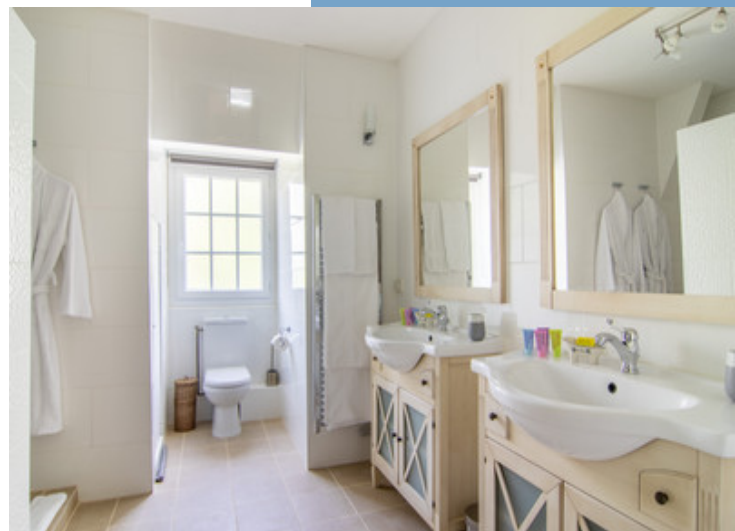
DESCRIPTIF

Set in a peaceful hamlet along the banks of the River Dordogne, this exceptional 18th-century stone Manor House, together with its charming guardian's house, offers around 600 m² of elegantly restored living space. Steeped in history dating back to circa 1790, the estate has been carefully renovated to preserve its period character while introducing refined modern comforts—making it an outstanding choice as a luxurious private residence, a thriving B&B, or a whole-house holiday rental.

Currently run successfully as both a seasonal rental and boutique B&B, the property demonstrates remarkable potential for those seeking not only an exquisite family home, but also an income-generating opportunity in one of France's most sought-after regions.

Inside, the Manor showcases an abundance of original features: soaring ceilings, exposed beams, intricate stonework, impressive fireplaces, and marble floors that echo its grand past. Recent restorations include a contemporary, fully equipped kitchen and beautifully appointed bathrooms fitted with top-quality appliances and fixtures, blending tradition with modern-day elegance.

The estate unfolds across nearly 2 acres of mature landscaped grounds, shaded by centuries-old trees and designed for both relaxation and entertaining. A magnificent pool with a waterfall feature forms the centre pièce of the garden, accompanied by sun terraces and intimate seating areas scattered throughout the park. Whether enjoying a morning coffee bene



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A39972SAG24>

COMPLETE FILE AND PHOTO ON REQUEST

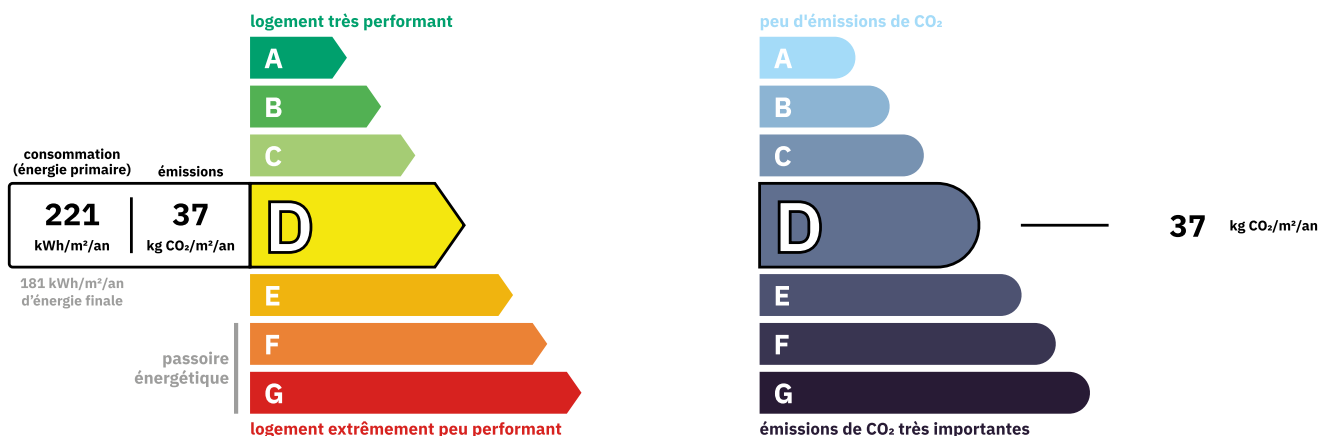
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 9570 € and 13030€ for 2023

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
ON REQUEST

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