LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



1930'S CLASSIC MANOR HOUSE WITH GÎTES, POOL, TENNIS COURT, VINEYARD WITH SPECTACULAR VIEWS OVER THE DORDOGNE.

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PROPERTY FACT FILE

REFERENCE	A40677AW24
PRICE	€ 1,395,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	469 m²
LAND	132800 m²
TOWN	Issigeac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Exceptional views
- Infinity Pool & Tennis Court
- Business Potential with Gîtes & Vineyard
- Close to Amenities
- 13 Hectres of Private Land

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Perched above the rolling hills of the Dordogne, this exceptional estate combines timeless elegance, breathtaking vistas, and unmatched privacy across 13 hectares of pristine countryside. At its heart stands a beautifully preserved 1930s Manor House — a residence that embodies both heritage and potential, offering a rare opportunity to



DESCRIPTION

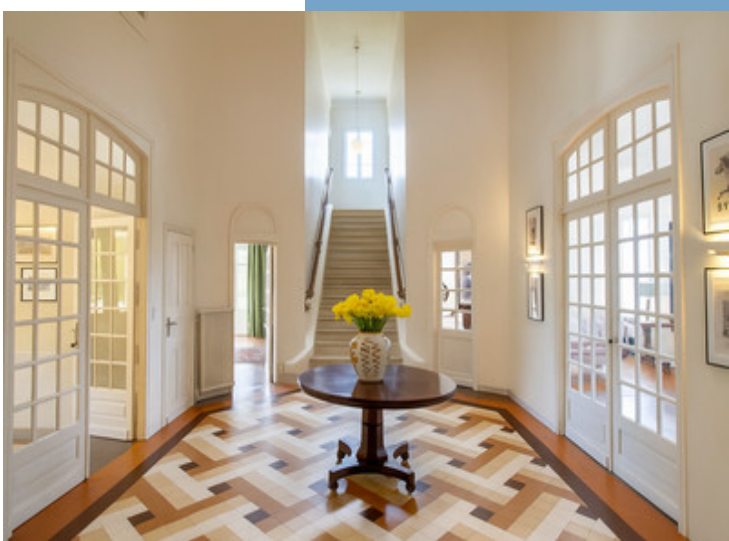
The Manor House
From the moment you step into the grand entrance hall, the home's classic proportions and refined character make a lasting impression. Twin staircases rise gracefully to the upper floors, while light floods through tall windows into the elegant salon — an inviting space that opens directly onto a wide terrace with sweeping views across the valley, perfect for sunset aperitifs or alfresco dining.
The spacious, fully equipped Neptune kitchen with walk-in pantry combines traditional charm with modern practicality, while a generous ground-floor suite provides ideal accommodation for guests or single-level living.



Upper Floors & Potential
Upstairs, you'll find four large bedrooms, a flexible office or family room, three stylish shower rooms, and a walk-in dressing room. The vast attic - formerly staff quarters -(approximately 160 m²) offers exciting scope for conversion, whether for extra bedrooms, a creative studio, or an independent apartment (subject to necessary permissions).

The basement level includes ample storage, an airconditioned wine cellar, a sauna, a shower, and a garage.

The Grounds
Encircled by mature trees, the estate's grounds are a haven of tranquility and natural beauty. The land features orchards of fig, plum, peach, apple, and walnut trees and two serene ponds — one spring-fed. A traditional pigeonnier, private well, and an elegant 5 x 15m infinity pool overlooking the valley enhances the estate's rural charm, while a full-size ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40677AW24

COMPLETE FILE AND PHOTO ON REQUEST

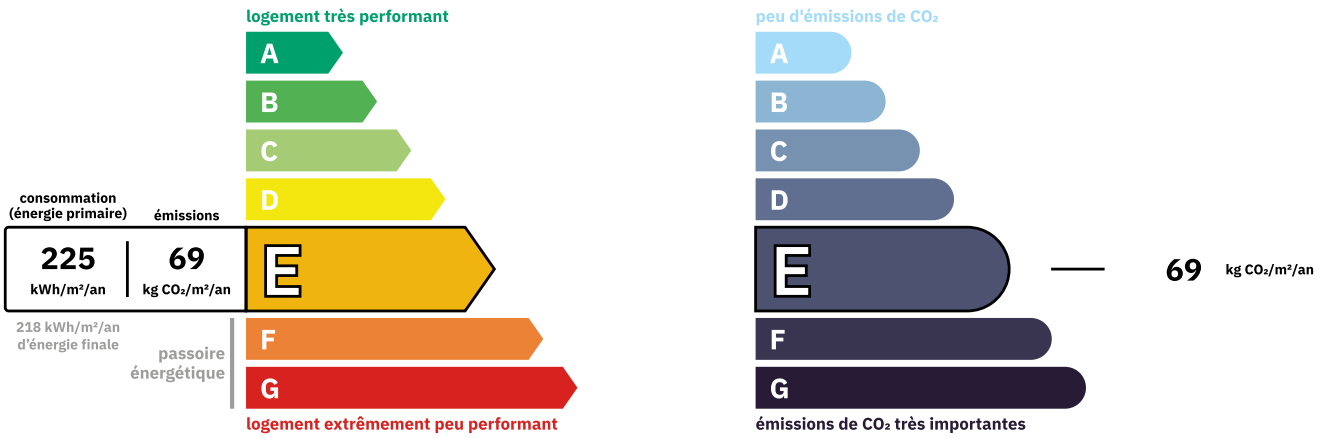
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9010 € and 12240€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A40677AW24

FILE COMPLETE AND PHOTOS ON REQUEST

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