



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

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SPECTACULAR VIEWS  
OVER THE...



PROPERTY FACT FILE	
REFERENCE	A40677AW24
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	469 m <sup>2</sup>
LAND	132800 m <sup>2</sup>
TOWN	Issigeac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 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 m<sup>2</sup>) 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.

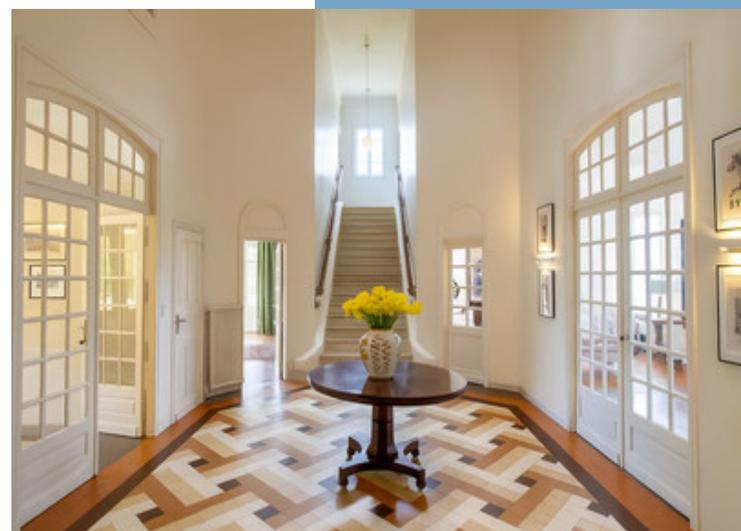
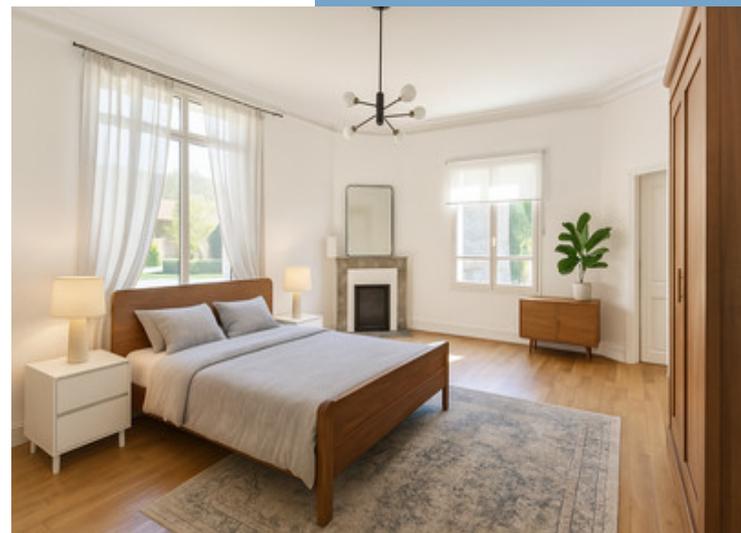
### The Grounds

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

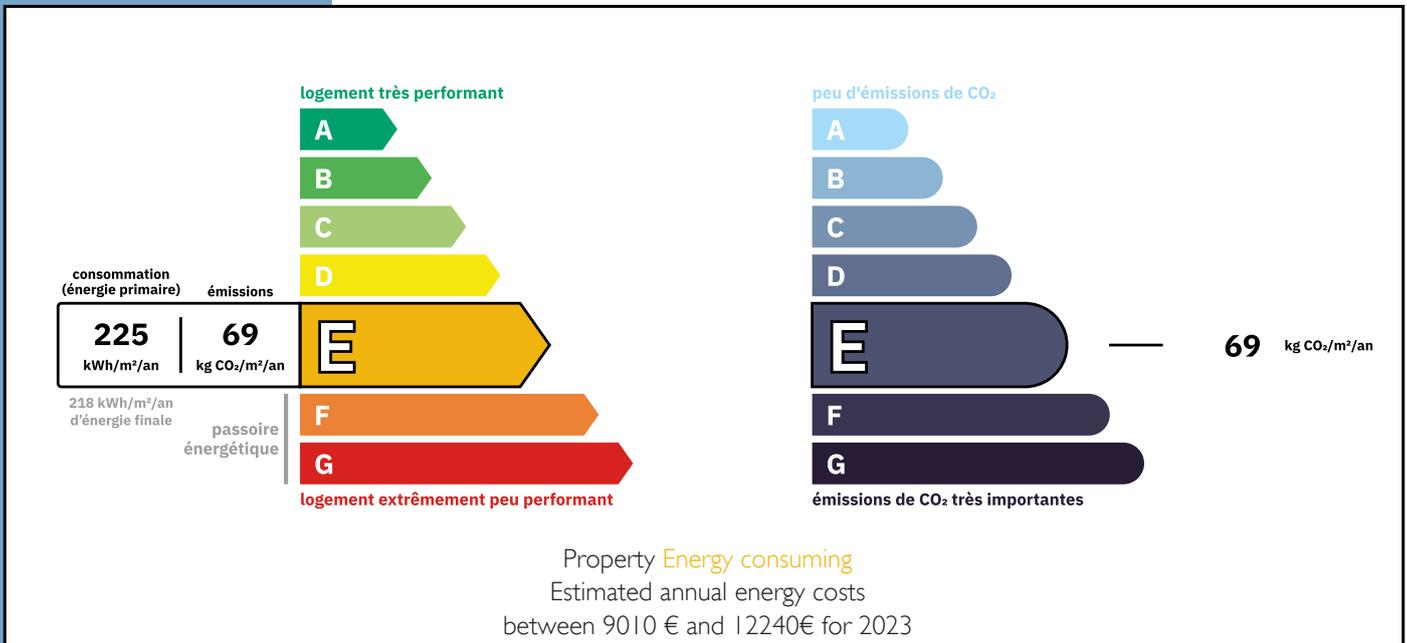


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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