COUNTRY ESTATE NEAR BERGERAC – RESTORED MANOR, GUEST HOUSES AND STUDIO/CONFERENCE ROOM SET IN 10.6 HECTARES

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PROPERTY FACT FILE

REFERENCE	A41173VGR24
PRICE	€ 1,908,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	0
ACCOMMODATION	810 m²
LAND	106000 m²
TOWN	Montagnac-la-Crempse
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Campagne, Manoir
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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

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- Peaceful countryside just 20 minutes from Bergerac
- 810 m² of living space across several guest houses
- Swimming pool, sauna and 10.6 hectares of land
- Ideal for private home, boutique hotel or wellness
- Restored 19th-century manor

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Just 20 minutes from Bergerac Airport, this beautifully restored 19th-century Dordogne estate offers around 810 m² of living space within 10.6 hectares of peaceful parkland, meadows, and woodland. The main house, guest barns, dovecote, and studio combine character and comfort, creating a perfect setting for a family home, boutique

DESCRIPTION

Enchanting Country Estate near Bergerac – Restored Manor, Guest Houses & 10.6 Hectares

Set amidst peaceful countryside just 20 minutes from Bergerac Airport, this exceptional Dordogne estate is the perfect blend of history, authenticity, and modern comfort. Dating from around 1800, the property has been sensitively restored over the past 30 years, retaining its original character while offering contemporary convenience.

With a total living space of approximately 810 m² and more than 10.6 hectares of rolling meadows and woodland, the estate presents a rare opportunity — whether as a private residence, a boutique hospitality project, or a wellness retreat.

The Main House

Formerly the original farmhouse, the main residence offers around 150 m² of living space arranged over two floors. It comprises four comfortable bedrooms, one family bathroom, a fitted kitchen opening onto the dining area, an entrance hall, laundry room, technical room, and a large living/dining room with fireplace.

The Converted Barn

With approximately 240 m² of living space over two levels, the converted barn provides generous accommodation with a self-contained suite on the ground floor and three additional bedrooms upstairs. There is one bathroom, three shower rooms, and four separate WCs. The barn also includes a main kitchen and dining area, a professional kitchen, a dining hall, games room, cellar, workshop, two garages, a sauna, and a covered barbecue area. A cobbled courtyard links the spa...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41173VGR24

COMPLETE FILE AND PHOTO ON REQUEST

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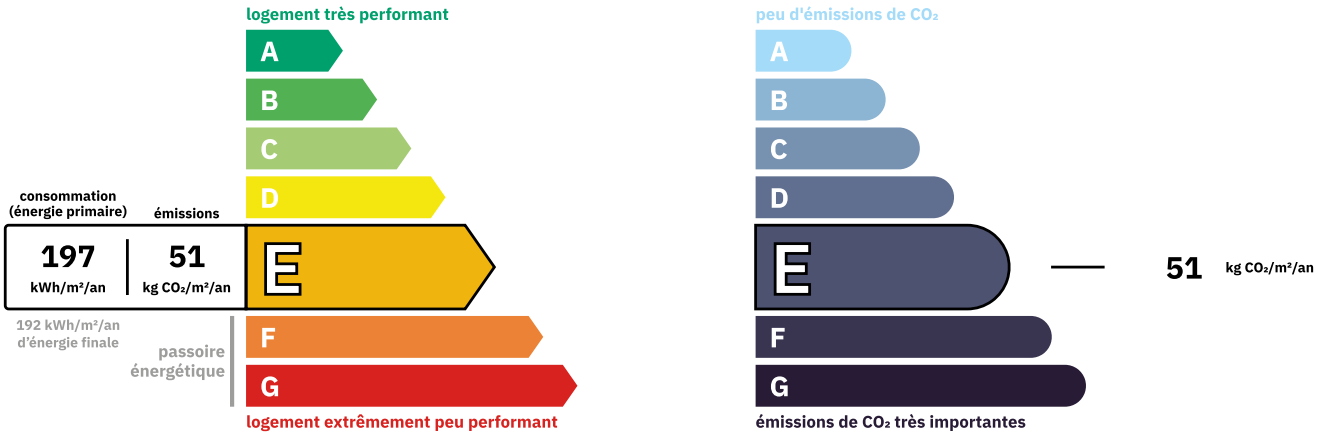
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3960 € and 5400€ for 2021

NOTICE

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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