



LARGE MANSION HOUSE OVERLOOKING THE
DORDOGNE WITH GUEST HOUSE AND POOL
WITH GROUNDS OF 1 HECTARE.

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...



PROPERTY FACT FILE

REFERENCE	I04484MMU33
PRICE	€ 780,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (740 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	10
ACCOMMODATION	570 m ²
LAND	11955 m ²
TOWN	Sainte-Foy-la-Grande
DEPARTMENT	
LOCATION	Town property
TYPE	Maison familiale, Manoir
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage

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



- Near the station, 1 hour from Bordeaux
- Within walking distance to shops
- Connected to mains drains
- Overlooks the Dordogne River
- Gîte and dependance

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Built in the late 19th century, this elegant property has more than 500 m² of living space on three levels with high ceilings complete with rose moldings, old tiles or parquet on the floor. With several reception rooms, and 8 bedrooms (most with en suite), the chateau is ideal as a spacious guest house and was formerly a hotel. It needs some

DESCRIPTION

On the ground floor, the large entrance hall (which is in perfect symmetry with the main path through the gardens) opens on both sides on two living rooms with fireplaces. Further along is a third room that can be used as a games room or studio; a bedroom with bathroom, and the kitchen with back kitchen, cellar and boiler room. The first and second floors each have four bedrooms, all with an en-suite shower room or bathroom.

The property has ample parking, is connected to mains drainage and mains gas and is within walking distance to all that Sainte Foy La Grande has to offer including a railway station to Bordeaux. Bergerac is only 20 minutes away by car.

Measurements:

GROUND FLOOR

Entrance hall: 23,60m²
 Reception room 1 : 37m²
 Reception room 2-TV room: 26m²
 Reception room 3: 28m²
 Laundry Room: 26m²
 Bathroom: 10,50m²
 Dining room: 28m²
 Kitchen/dining: 23m²+16m²
 Back kitchen: 9m²
 Cellar: 12,75m²
 WC
 Heating room

1st FLOOR

Landing: 10m²
 Ensuite Bedroom 1: 25m²+bathroom 10,50m²
 Ensuite Bedroom 2: 15m²
 Bedroom 3: 37m²
 Ensuite Bedroom 4: 26m²

Bedroom with bathroom to renovate: 35m²

2nd FLOOR

Landing: 12,60m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I04484MMU33>

COMPLETE FILE AND PHOTO ON REQUEST



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

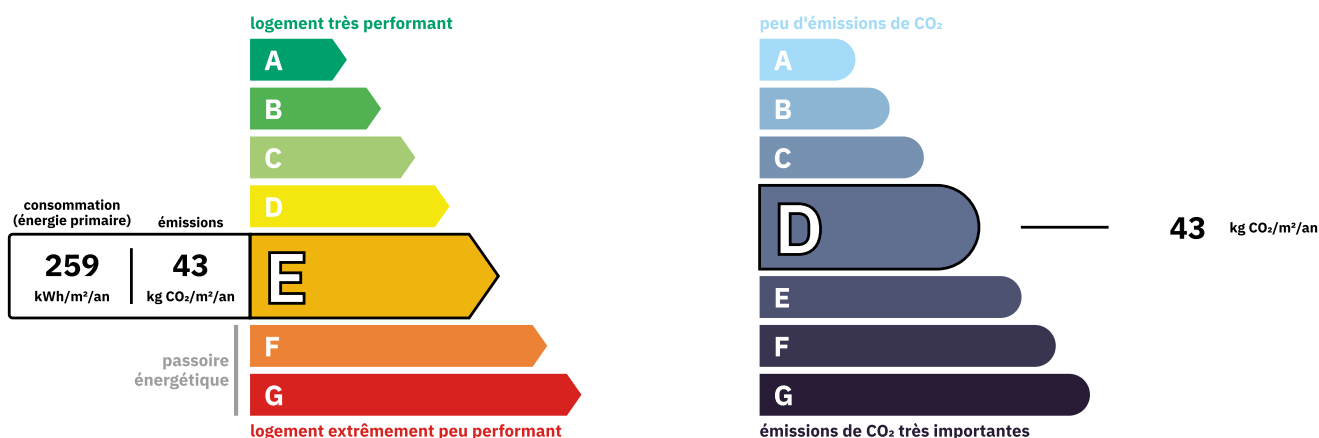
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 6990 € and 9510€ 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.

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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 : I04484MMU33
FILE COMPLETE
AND PHOTOS
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