



REMARKABLE: SMALL MANOR HOUSE AND  
RENOVATED BARN. SWIMMING POOL,  
ORCHARD, LARGE GROUNDS, EXCEPTIONAL  
VIEW

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| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A35605PRD46                                                                                                                      |
| PRICE                                                                           | € 768,000<br>£ 0*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(730 000 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 6                                                                                                                                |
| BATHROOM                                                                        | 4                                                                                                                                |
| ACCOMMODATION                                                                   | 298 m <sup>2</sup>                                                                                                               |
| LAND                                                                            | 11784 m <sup>2</sup>                                                                                                             |
| TOWN                                                                            | Beaulieu-sur-Dordogne                                                                                                            |
| DEPARTMENT                                                                      |                                                                                                                                  |
| LOCATION                                                                        | Hamlet property                                                                                                                  |
| TYPE                                                                            | Maison de Vacances, Bed and<br>Breakfast, House                                                                                  |
| CONDITION                                                                       | Good condition                                                                                                                   |
| FEATURES                                                                        | Swimming Pool, Other Drainage,<br>Garage                                                                                         |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |





- Dominant position, quiet, magnificent views
- Wooded grounds with orchard, well, petanque area
- Spacious, bright living room, 6 bedrooms
- Renovated little manor house used as a gîte
- Large, well-designed basement with potential

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A few kilometres from Beaulieu-sur-Dordogne, in a quiet hamlet of around ten houses, this rare property offers character and a unique quality of life. Features: dominant position, magnificent views, wooded grounds with large orchard, well and petanque area.  
It's up for grabs!

## DESCRIPTION

The 17th century manor house (130m<sup>2</sup> of living space) has a slate roof (redone in 1994) and is currently used as a gîte: on the ground floor, a 46m<sup>2</sup> living room with inglenook fireplace and souillarde, a small fitted kitchen, 2 bedrooms with fitted wardrobes (15m<sup>2</sup> and 11m<sup>2</sup> - loi Carrez) and a bathroom with toilet. On the first floor, 2 bedrooms (10 and 11m<sup>2</sup> - loi Carrez) and a 7m<sup>2</sup> bathroom with shower. Two bedrooms have reversible air conditioning and all windows are double-glazed.

Garden level: 3 rooms used for storage, one of which houses an oil-fired boiler (with 3 x 1000 l tanks).

Sewage system: all-water septic tank.

Heating system: oil-fired boiler, open fireplace and 2 reversible air-conditioning units.

The tastefully renovated barn (168m<sup>2</sup> living area) has a slate roof (re-roofed in 2013) and is habitable on one level with a bright living room of 96m<sup>2</sup> (with magnificent inglenook fireplace, fitted kitchen, bay window with magnificent views, access to terrace (33m<sup>2</sup>) and swimming pool). On the same level are 2 bedrooms (12m<sup>2</sup> and 15.5m<sup>2</sup>) and a 10m<sup>2</sup> bathroom with bath, shower and wc.

The living room gives access to a large mezzanine of 30m<sup>2</sup> (Carrez law) with beautiful exposed beams used as a lounge and study.

On the garden level, several rooms used as a wine cellar (11m<sup>2</sup>), utility room (15m<sup>2</sup>), library (22m<sup>2</sup>), garage (entrance width: 2.35m), storage and workshop (35m<sup>2</sup> with a toilet and sink) and a toilet with shower; this level is very well insulated and pr...



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<https://leggettprestige.com/luxury-property-for-sale/view/A35605PRD46>

COMPLETE FILE AND PHOTO ON REQUEST

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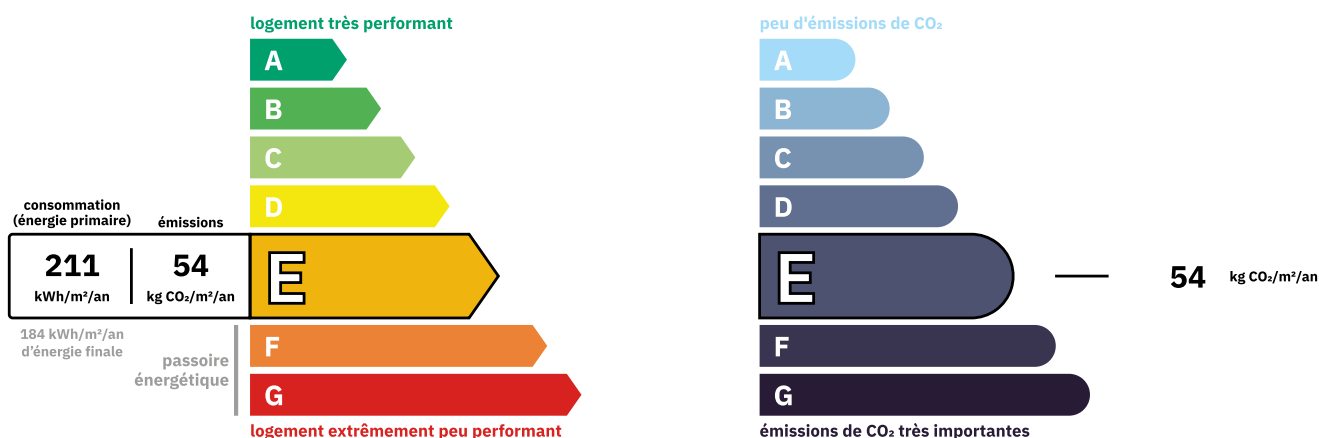
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 2370 € and 3270€ for 2021

## NOTICE

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## CONTACT

Réf : A35605PRD46  
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AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)