



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

COUNTRY ESTATE NEAR
BERGERAC – RESTORED
MANOR, GUEST HOUSES
AND
STUDIO/CONFERENCE
ROOM SET IN 10....



PROPERTY FACT FILE	
REFERENCE	A41173VGR24
PRICE	€ 1,908,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	0
ACCOMMODATION	810 m ²
LAND	106000 m ²
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	



- 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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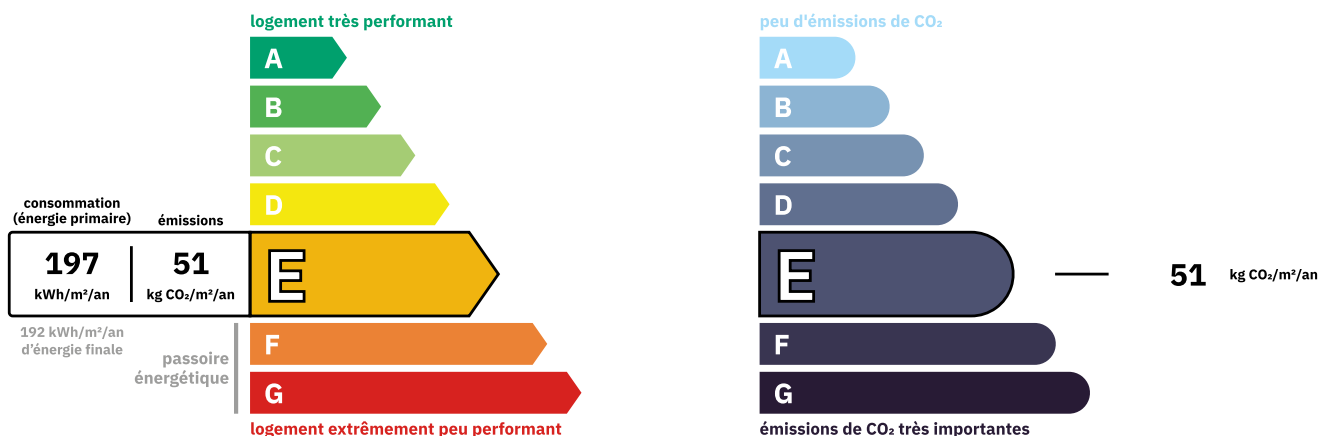
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COUNTRY ESTATE NEAR
BERGERAC – RESTORED
MANOR, GUEST HOUSES AND
STUDIO/CONFERENCE ROOM
SET IN 10,000m² OF LAND

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



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

NOTICE

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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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CONTACT

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AND PHOTOS
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