

CHARMING AND CHARACTERFUL PROPERTY WITH MULTIPLE POSSIBILITIES | SWIMMING POOL | OUTBUILDINGS AND GUEST HOUSES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A48868TP24
PRICE	€ 843,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (795 300 EUR hors honoraires)
BEDROOM	9
BATHROOM	6
ACCOMMODATION	630 m²
LAND	6630 m²
TOWN	Monpazier
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

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





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- A Prime Location in Southern Dordogne
- Character Property 500sqm Total Built Area: 630sqm
- Versatile Estate Offering Multiple Possibilities
- Idyllic : Swimming Pool, Level Grounds and Trees
- Less than 45 minutes from Bergerac Airport

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Between Monpazier and Villefranche-du-Périgord, discover this unique and characterful property, nestled in a privileged setting.

Behind its distinctive architecture lies an exceptional family home offering generous living spaces, including several reception rooms, 6



DESCRIPTION

An Exceptional and Characterful Family Estate in the Heart of Southern Dordogne

Between Monpazier, a magnificent medieval bastide town, and Villefranche-du-Périgord, in a privileged setting where the gentle pace of country living meets heritage and nature, this unique property reveals an impressive collection of characterful buildings, centred around a generous main residence and several additional properties.

A place that will appeal to those seeking an unusual and distinctive estate, with generous space, authentic charm and exciting potential for further development.



The main residence offers approximately 500 sqm of living space, showcasing distinctive architecture and exceptional proportions. It features several elegant reception rooms and living areas, enhanced by magnificent exposed timber beams, an impressive monumental fireplace, large arched windows, beautiful terracotta floors and remarkable ceiling heights.

The sleeping accommodation comprises 6 bedrooms and 4 bathrooms, several of which are en suite, offering comfort and privacy for family and guests alike. A spacious and distinctive home, ideally suited to welcoming family and friends in an authentic yet refined setting.

The property also benefits from several outbuildings, guest accommodation, a small house offering renovation potential, a swimming pool and beautiful landscaped grounds with mature trees.



The estate combines the charm of traditional architecture with modern comforts, making it an equally a...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48868TP24

COMPLETE FILE AND PHOTO ON REQUEST

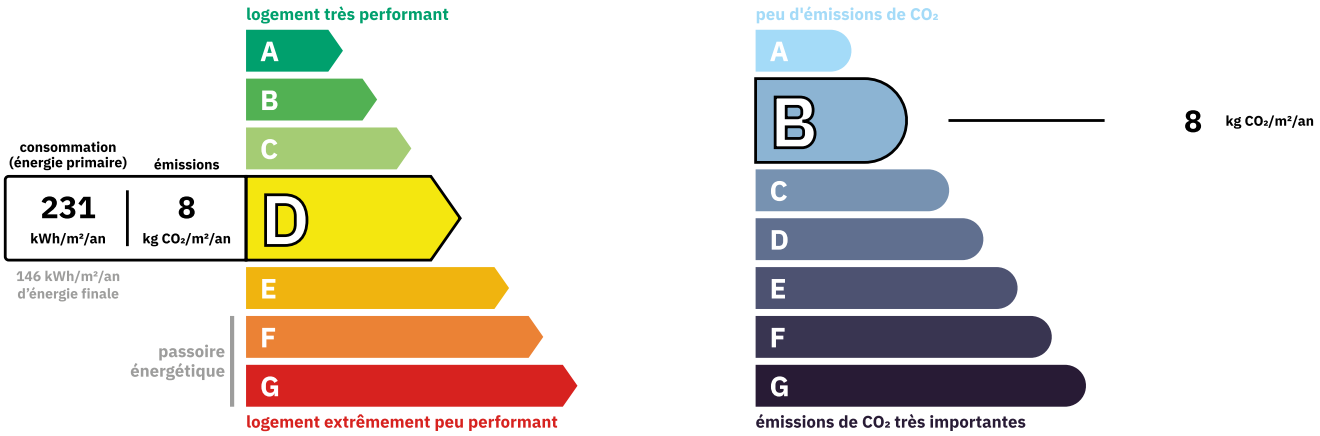
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2450 € and 3370€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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