

## Manor house with one stones house and 2 barns



## INFORMATION

Town:	Saint-Nexans
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	450 m2
Plot Size:	13290 m2

## IN BRIEF

18th century manor house with second house to renovate and two barns.

This isolated property, 5 minutes from Bergerac, will charm you with its many assets.

It is accessed via a wrought iron gate and set in 13,000 m2 of wooded grounds.

A heated saltwater swimming pool with summer kitchen and large beach await you.

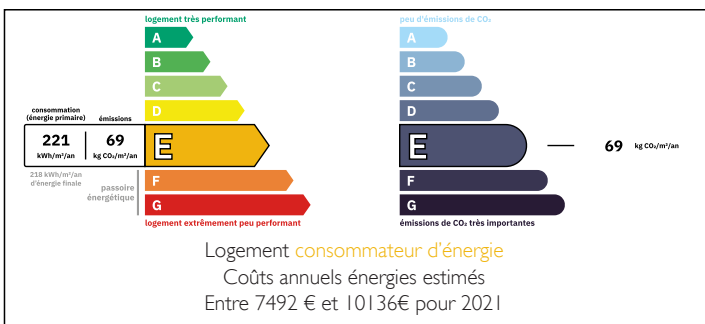
The manor house has 7 bedrooms, several of which are en suite, a hall, a fitted kitchen, a large study, two lounges, a dining room, two fireplaces and a summer lounge. The attic can be converted.

The windows are fitted with secure electric shutters. The icing on the cake is the view of Château de Monbazillac from the rear bedrooms.

The house has been renovated but retains its old features such as internal doors, high ceilings and floors.

There is a small barn and a second very large barn for storage...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 4006 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Beautiful 18th century manor house comprising :

Ground floor:

Majestic entrance hall with original tiled floor (21m<sup>2</sup>), fully fitted kitchen with island, granite worktops and utility cupboard (25m<sup>2</sup>), separate dining room with fireplace (26m<sup>2</sup>), small sitting room with cupboards (26m<sup>2</sup>), sitting room with fireplace (26m<sup>2</sup>), large bright study (26m<sup>2</sup>), corridor (15m<sup>2</sup>) and pretty conservatory (60m<sup>2</sup>) with triple aspect windows.

1st floor:

Very spacious master suite with dressing room (29m<sup>2</sup>) and private bathroom (10m<sup>2</sup>), a central bedroom with garden views (22m<sup>2</sup>), two further bedrooms (21-24m<sup>2</sup>), one with direct access to the family bathroom (10m<sup>2</sup>) and a large landing (24m<sup>2</sup>).

2nd floor:

Large landing (13m<sup>2</sup>), two large bedrooms with shower rooms (22-24m<sup>2</sup>) and a large attic (80m<sup>2</sup>) suitable for conversion which could offer 2-3 additional bedrooms.

Cellar/boiler room (25m<sup>2</sup>).

Salt-heated swimming pool (6 x 12), shower, large deck and summer kitchen.

Single glazed windows with secure electric shutters.

Oil-fired central heating and septic tank.

Private grounds of 1.3 hectares, planted with trees and well exposed.

Next door but separated by trees is a large barn (200m<sup>2</sup>), a second smaller barn (30m<sup>2</sup>) and a guest house (216m<sup>2</sup>) to finish renovating.

Bergerac and all amenities are 4km away.

A place to discover without further delay!

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