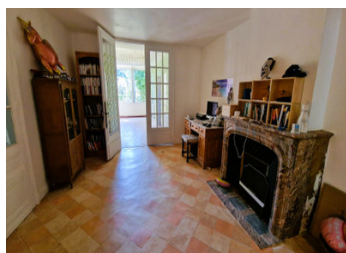
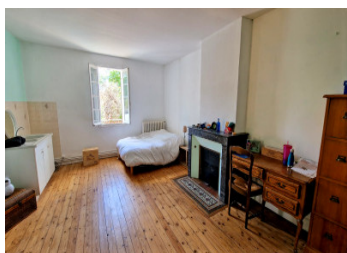


Character Estate with Main House, 2 Gîtes, Barn & Pool near Bordeaux and Saint-Émilion



INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	512 m2
Plot Size:	3282 m2

IN BRIEF

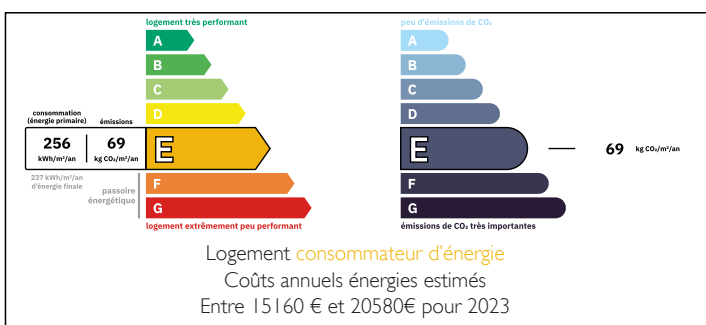
Located in the Dordogne countryside near Montpon-Ménestérol, this charming former vineyard estate offers space, character and excellent hospitality potential.

The property forms one substantial and entirely independent ensemble, comprising the main house to the left, a large central barn and two independent gîtes extending to the right.

Set within mature grounds with a swimming pool, the estate includes a character residence of approximately 350 m², two operational gîtes accommodating up to 14 guests and a superb 250 m² barn offering excellent flexibility for storage, workshops, events or future conversion projects (subject to permissions).

Ideal as a family estate, lifestyle project, holiday rental business or retreat venue,

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 2757 EUR

NOTES

DESCRIPTION

Situated in the Dordogne countryside near Montpon-Ménestérol, this substantial former vineyard estate offers generous living space, authentic character and exciting lifestyle or hospitality potential.

The property forms one entirely independent ensemble, comprising the elegant main house positioned to the left, a large central barn and two independent gîtes extending to the right. This practical configuration allows owners and guests to enjoy both privacy and flexibility, making the property particularly well suited to tourism or multigenerational living projects.

Set within mature grounds with a swimming pool and several outdoor areas for relaxing and entertaining, the estate enjoys a peaceful setting while remaining within easy reach of Bergerac, Bordeaux and Saint-Émilion.

The main residence offers approximately 350 m² of living space with generous proportions throughout. While some refreshing would now be beneficial, the house retains considerable charm and numerous original features.

The ground floor includes a grand entrance hall, a spacious kitchen, a dining room with fireplace opening onto the terrace, a bright living room, a cosy lounge with fireplace, a winter garden, a large laundry room, WC and an impressive master suite complete with dressing room and en-suite bathroom.

Upstairs, wooden flooring runs throughout six generous bedrooms, four of which feature private sinks, alongside a shared shower room and WC.

The two renovated and operational gîtes are ready for immediate use:

Gîte 1 (approximately 70 m², sleeping 6 guests)