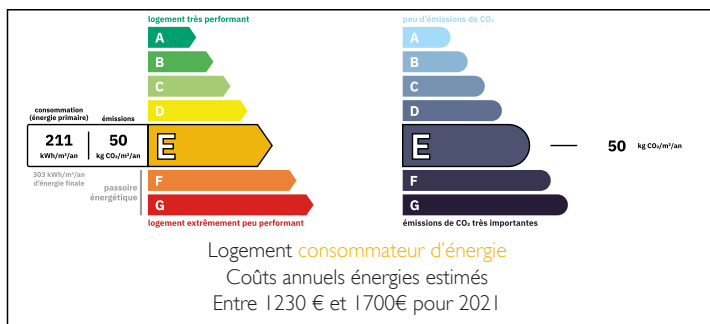


Beautiful manor in a stunning location with an estate including gites and stables

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villefranche-du-Périgord
Department:	Dordogne
Bed:	10
Bath:	7
Floor:	520 m2
Plot Size:	18120 m2

IN BRIEF

This magnificent estate sits in a commanding position looking over the surrounding hills, valleys and farmland.

Comprising an imposing Manor House with landscaped gardens, three further gites, stables, two swimming pools all within 1.8 Ha of land (with the potential to buy more).

The houses are full of character with exposed stone walls, oak beams and wood-burning stoves. Typical of the region, the gites include all the features that tourists search for.

This property is currently run as a successful holiday rental business and there is scope to expand this. It could also suit a large multi-generational family or anyone wishing to stable horses.

Located a short drive to Villefranche-du-Périgord,

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 habitation: EUR

NOTES

DESCRIPTION

The Manor House sits in landscaped grounds with several terraces, an outdoor kitchen and superb uninterrupted views. The house has a dedicated pool with private deck with superb views.

Entering at the lower level into a large and well-appointed kitchen/diner (25m²) a natural flow leads into a very light and spacious living room (55.5m²) with wood burning stove and direct access to the rear terraces. The hallway beyond gives way to a downstairs bathroom and toilet (10m²) and laundry (8m²), a store room (12m²) and a boiler room (18m²).

Upstairs there are four large double bedrooms (26m², 22m², 20m² and 20m²), one of which has a en-suite shower/toilet and a further shared shower room/toilet. There is a separate study (23m²) which could be a fifth bedroom.

Gite 1 comprises a large and well-equipped kitchen (20m²) a living room (42m²) and a downstairs shower/toilet. Upstairs there are three bedrooms (15m², 14m² and 10m²) and a bathroom/toilet.

Gite 2 comprises a downstairs kitchen/living space (35m²) with two bedrooms upstairs (20m² and 10m²) with two shower rooms/toilets

Gite 3 comprises a living space/kitchen (27m²), a bathroom/toilet (10m²) and a double bedroom (9m²) with a storage loft space above (6m²)

The gites have a range of outdoor terraces and dining areas with. Shared swimming pool.

The estate runs to a little over 1.8 Hectares (with an option to buy more land) and has a number of barns and stables suitable for equestrian purposes

Information about risks to which this property is