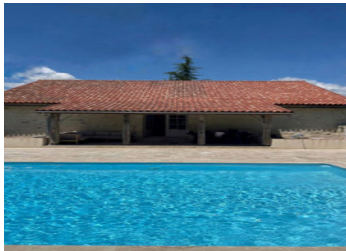


A distinguished 8-bedroom residence with guest house, privately positioned on 11+ hectares (30 acres).



INFORMATION

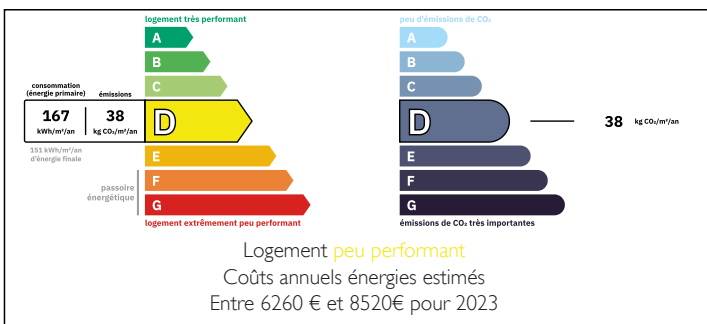
Town:	Monsaguel
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	375 m2
Plot Size:	115360 m2



IN BRIEF

Reached via a long cypress-lined driveway, this charming domain is set on approximately 30 acres. The main stone residence showcases rustic character throughout, with original features including exposed beams and stone walls. A well-appointed two-bedroom guest house completes the property. Ideally located just a short drive from Bergerac Airport, this delightful estate—with its stone fireplaces, terracotta floors, and authentic period details—blends beautifully into its rural surroundings and is truly a must-see.

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.



DESCRIPTION

Upon entering the property via a sheltered terrace draped with overhanging wisteria, you arrive in the entrance hall (approx. 8.30 m × 2.24 m). From the left of the hallway, access is provided to one of two ground-floor bedrooms (each approx. 5 m × 5 m); the second bedroom is reached via a set of wooden stairs.

Opposite the entrance hall lies the kitchen, while the living room is found to the right. Further along on the far right is a shower room with twin basins, W.C., and travertine tiling.

The kitchen (approx. 6.5 m × 5.30 m) features a beautiful original inglenook fireplace, space for two dishwashers, space for an oven, and a built-in microwave oven. The living room also boasts an impressive inglenook fireplace and original internal wooden bi-fold shutters.

The dining room and office area can be accessed from either the kitchen or the living room.

A staircase in the kitchen leads to two additional bedrooms (approx. 4.25 m × 6.0 m and 5.45 m × 5.0 m), as well as a bathroom (approx. 1.5 m × 2.07 m).

Another bedroom with an en-suite bathroom (with W.C. and bidet) is reached via the office area.

A further staircase in the office area leads down to another bedroom with large doors opening onto a stone terrace. To the right of this bedroom is a spacious bathroom comprising a wet-room style shower, bathtub, double sinks, and W.C., all finished with travertine flooring and wall tiling in the shower...

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

NOTES