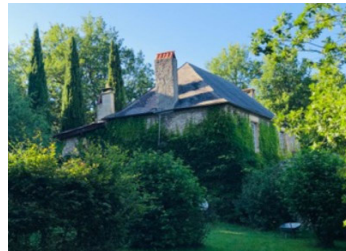


Stone manoir with 6 beds, 5 bathrooms, 2 kitchens, new 2024 heated swimming pool, 2 hectares & 3 terraces



INFORMATION

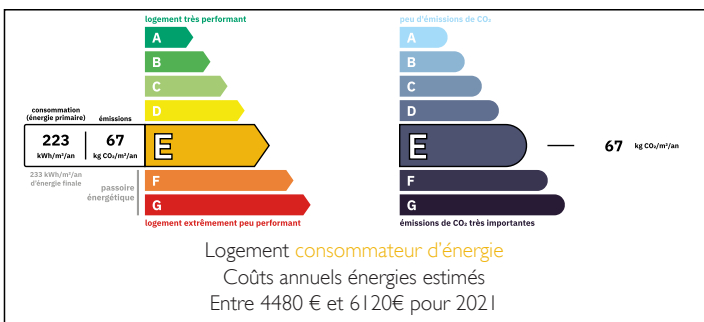
| | |
|-------------|----------------------|
| Town: | Auriac-du-Périgord |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 5 |
| Floor: | 240 m ² |
| Plot Size: | 20000 m ² |



IN BRIEF

A charming Périgordien stone manoir (150m²) with 3 bedrooms (7m², 23m², 12m²) a large open plan sitting/dining room (85m²), maison d'amie (73m²) with a further 3 bedrooms set on 2 hectares of land. Large, new (2024), heated swimming pool (9m x 4m) 3 terraces, covered parking. No close neighbours and offering stunning countryside views. Not isolated as just 5 km to Montignac Lascaux and on the edge of a village.

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

In the heart of the Périgord Noir (Lascaux), on a 2-hectare estate with exceptional views, a charming 150 m² stone manor house offering a harmonious living environment, 3 large furnished terraces and a new outdoor swimming pool (2024), with heating.

An impressive, characterful house which comfortably accommodates 12 people. The houses offers private spaces and also indoor and outdoor spaces to socialise. Two modern and functional kitchens, one in the main house next to the dining room and one of which is near the pool. There are six bedrooms and five bathrooms. Stylish decor.

The property consists of 2 areas connected by a large terrace.

In the main house: the walls are exposed stone with, on the ground floor:

- a large 50 m² living room with a well-equipped, open plan kitchen looking onto the garden, stone fireplace and satellite TV;

- a large 40 m² lounge large enough for 3 large sofas and armchairs, 1 desk, cathedral ceiling, bay windows, opening onto the terrace and garden;

- 1 bathroom with shower,
- separate toilet;

upstairs:

- 1 bathroom with shower and toilet,
- 1 bedroom with a double bed, washbasin, beautiful view of the garden, sun from 6am (23.6m²)

- 1 other beautiful bedroom with a double bed, beautiful view of the garden, sun from 6am, (12.2m²)

- 1 other bedroom with 2 single beds. (7m²)

In the other part of the property:

- 1 bedroom with 1 double bed and 1 sofa bed opening onto a beautiful 20 m² terrace with a superb...

LOCAL TAXES

Taxe habitation:

EUR

NOTES