

A main house built on cellars, ground floor living areas, first floor bedrooms, guest house



INFORMATION

Town:	Montagnier
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	530 m2
Plot Size:	8040 m2



IN BRIEF

In a hamlet, the main house, guest house and orangery offer over 530m² of living space on two floors, with a succession of elegant and beautifully decorated rooms. Set in grounds planted with noble trees, the various buildings are arranged around a relaxation area.

The property, set on a promontory near lively and dynamic villages, offers an oasis of calm and pleasure close to romantic river beaches.

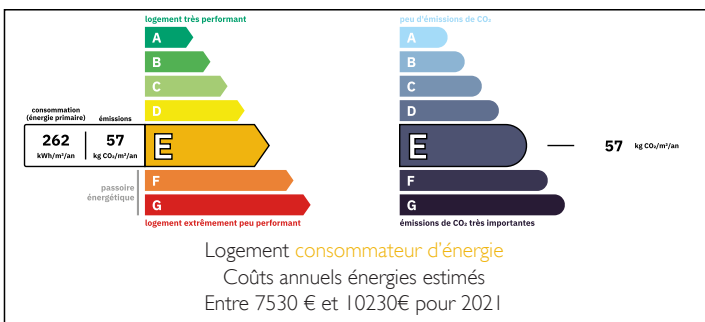
Immersed in domesticated nature, you can indulge in the simple and elegant pleasures of a harmonious life at your leisure.

The quality of the layout and interior decoration already transports you to a gentle way of life between town and country.

Quiet without being isolated, you are 4 km from shops, less than 30 km from Périgueux and less than an hour from Angoulême (TGV connection), 1 hour from Bergerac airport and 1 hour...

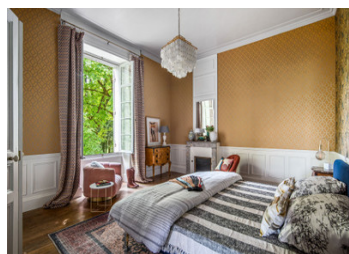


ENERGY - DPE



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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.



DESCRIPTION

The discreet charm of an elegant 19th-century mansion with older origins, commonly referred to as 'Le Château', this property will enchant you with its lush green setting covering over 8,000 m², a park with centuries-old trees and noble species (cedars, sequoias, lime trees, horse chestnuts, etc.).

The large hall (28 m²) with its traditional black and white chequered floor

leads to a series of three spacious living rooms (from 25 m² to 35 m²), a dining room (30 m²) and bathed in light overlooking the Dronne valley. The ground floor (278 m²) has been designed to create two interconnected but private living spaces, which can be adapted according to the number of residents. (A 27.6 m² kitchen, a 25 m² living room, a 17.8 m² bedroom, an 11.6 m² bathroom, and a 25 m² hallway)

Superb traditional parquet floors worn smooth by use and period fireplaces.

Upstairs, accessed by a wide, pleasant staircase, a spacious corridor leads to four beautiful en-suite bedrooms (21 m² to 25 m²) and takes you to another suite of two bedrooms (25 m² each) with a shared bathroom (13 m²). Dressing room/laundry room (13 m²).

A space of over 80 m², partly insulated, to be finished and converted into a conference room or even a physical activity room (yoga, meditation, etc.) completes the floor.

The main house is built on high cellars and has its own boiler room as the property is equipped with gas central heating.

An annexe houses the guest house with its sheltered terrace, a cosy...

LOCAL TAXES

Taxe foncière: 3556 EUR

Taxe habitation: EUR

NOTES