

Splendid 7 bed Manor House with pool and exceptional views across the hinterland of the Pude Valley.

EXCLUSIVE



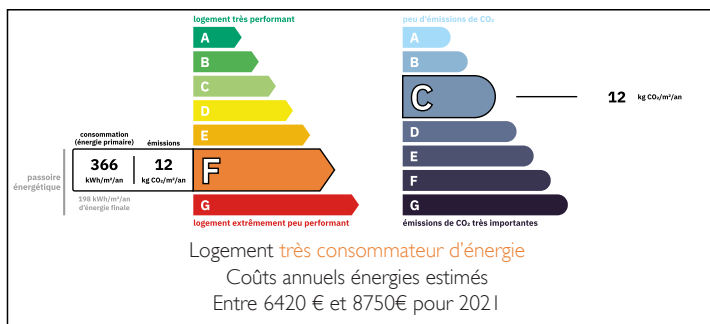
INFORMATION

Town:	La Chapelle-Grésignac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	365 m2
Plot Size:	16462 m2

IN BRIEF

The charm begins as you enter the courtyard of this delightful stone property. Situated in a quiet village, the house has wonderful views over rolling countryside and beautiful open skies. It is set in 1.6 hectares (4 acres), a quarter of which is an enclosed formal garden with many mature trees, giving shady spots no matter what time of day it may be. There is a large swimming pool at the rear of the house, overlooking the valley of the river Pude. Its two large reception areas and delightful mezzanine give the opportunity for social gatherings or private contemplation. This space, together with its kitchen, dining room, seven bedrooms and four bathrooms provides the optimum space for a family or a family with guests. In addition, a large games room/gym, buanderie and verandah make this property...

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

Large, newly renovated entrance hall (29.5M2) with travertine floor and handmade oak staircase. Leading off to the right is a spacious open plan dining/seating area (72.6 M2) which offers panoramic views of the magnificent countryside.

Adjoining the sitting area to the left is a conservatory (21.7M2)

A hallway to the right leads to the kitchen (18 M2) which has glass doors to the rear outside seating/dining court yard.

At the end of the hallway is the master suite which consists of a spacious bedroom (20.18M2) with an en suite bathroom plus WC (6.8M2) and a dressing room (3.5M2).

Double French doors invite you to step into the front courtyard for coffee.

Ascending from the sitting room is another beautiful wooden staircase leading to a large, gracious mezzanine (38M2) which serves as a home office.

On this, the first floor, there are six bedrooms, one of which has an ensuite shower room with WC. There is also a family bathroom with WC, plus a shower room with WC.

Bedroom 1. 17.5M2

Bedroom 2. 16.7M2

Bedroom 3. 13.4 M2

Bedroom 4. 10.6 M2

Bedroom 5. 13.4 M2

Bedroom 6. 15.3 M2

There is access from the main entrance hall to a games room/gym (27M2) and laundry room which has wooden stairs to the first floor bedrooms and...

LOCAL TAXES

Taxe foncière: 1484 EUR

Taxe habitation: EUR

NOTES