

## Renovated manor with converted barn, natural pool and landscaped garden near Belvès



## INFORMATION

Town:	Pays de Belvès
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	345 m2
Plot Size:	12407 m2

## IN BRIEF

Ancient manor located in the heart of a tourist region of Dordogne and just steps away from the tourist village of Belvès.

This beautiful building will charm you with its character, spaciousness, and tranquility.

It consists of a very large living/dining room with a big fireplace, a separate kitchen with a pantry, and a shower room with WC.

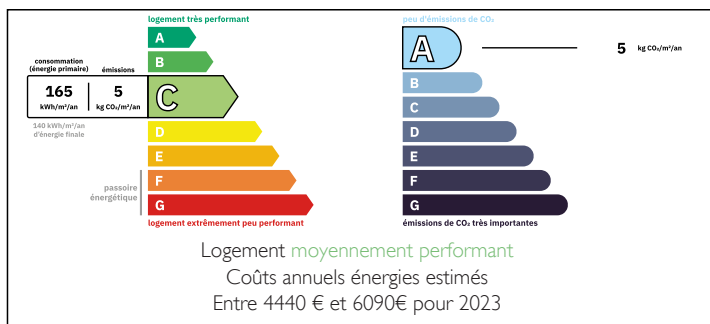
Upstairs, there is a study area and 3 bedrooms, including one en suite, and a bathroom with WC.

The barn has been carefully converted and is connected to the house by a three-story dovecote.

The conversion provides a large living area and two en suite bedrooms. There is still a large attic to be converted if desired, as well as a large two-car garage, a workshop, and space for wood storage.

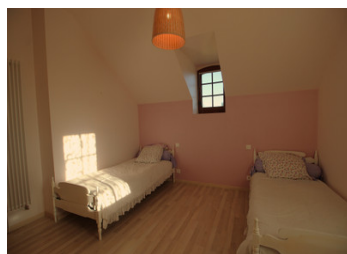
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## ENERGY - DPE



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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

Located in the heart of Dordogne's tourist region, just minutes from the medieval village of Belvès, this renovated manor offers plenty of living space, blending historic character with modern comfort.

The ground floor opens onto a vast 81 m<sup>2</sup> living/dining room, the centerpiece of the home, featuring a large fireplace that creates a warm and inviting atmosphere. A separate 14 m<sup>2</sup> kitchen, bright and functional, is complemented by a 4.5 m<sup>2</sup> pantry. A 7 m<sup>2</sup> shower room with WC and sink completes this level.

Upstairs, a 20 m<sup>2</sup> study provides an ideal space for remote work or reading. Three bedrooms of 20 m<sup>2</sup>, 10 m<sup>2</sup> and 20 m<sup>2</sup> form the night area, including a master suite with air conditioning. A 7.5 m<sup>2</sup> bathroom with WC and sink, along with a 10 m<sup>2</sup> landing, ensure comfort and practicality.

The dovecote, a distinctive architectural feature, connects the main house to the barn. It spans three levels of 14 m<sup>2</sup>, 15 m<sup>2</sup> and 15 m<sup>2</sup>, offering unique and adaptable spaces.

The barn conversion includes a spacious 48 m<sup>2</sup> living room, two ensuite bedrooms of 22 m<sup>2</sup> and 34 m<sup>2</sup>, and a separate 1.5 m<sup>2</sup> WC.

A 45 m<sup>2</sup> attic remains to be converted, providing additional potential for living space.

Within the barn, a 35 m<sup>2</sup> two-car garage and a 35 m<sup>2</sup> wood storage area complete the facilities.

The property also boasts a 60 m<sup>2</sup> covered terrace, perfect for outdoor dining, and five cellars of 29 m<sup>2</sup>, 26 m<sup>2</sup>, 22 m<sup>2</sup>, 14 m<sup>2</sup>...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES