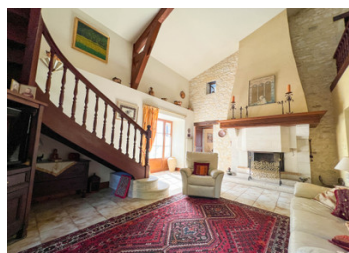


Exceptional Manoir with separate guest accommodation, swimming pool and large stone barn 20km Bergerac airport



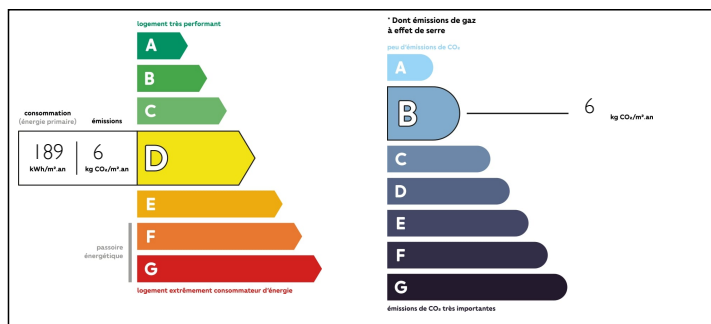
INFORMATION

Town:	Issigeac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	330 m2
Plot Size:	10000 m2

IN BRIEF

A property of tremendous elegance from the first glimpse of the stone arch and Pigeonnier as you pull in the drive this spacious home also benefits from separate guest accommodation, a large stone barn, covered terraces, swimming pool and grounds of 1 hectare. A beautiful property in a peaceful location within easy reach of Issigeac and Bergerac airport.

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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

This stunning property situated in a peaceful location 5km outside Issigeac has so much to offer; an elegant 3 bedroom main house, a large gite with 2/3 bedrooms, beautiful stone arch leading to the pool area and a large stone barn, all this set on a beautiful plot of 1h with a large covered terrace to enjoy the seasons. The house also benefits from very good internet via Fiber. Below more details on the accommodation;

Main House – Ground Floor

Entrance Hall (20.67m²) with tiled floor and doors leading to the kitchen and master suite
 Kitchen/Breakfast Room (39 m²) with French doors to garden and covered terrace
 Master Suite; Inner hall, Bedroom 1 (22.55 m²) carpeted and ensuite Shower Room (8.23 m²) with shower, his and hers washbasins and WC
 Dining Room (28.77 m²) with tiled floor, beamed ceilings and French doors to garden
 Sitting Room (29 m²) with elegant stone fireplace and woodburning stove

Main House First Floor

Landing / Games Room (33 m²) Exposed beams
 Inner hall leading to bedrooms (5 m²)
 Bedroom 2 (14.33 m²)
 Bedroom 3 (14.20 m²)
 Shower Room (5 m²) Shower, WC, Bidet, Washbasin and towel radiator

PIGEONIER – GUEST ACCOMODATION

Entrance Hall (15 m²) tiled floor, exposed beams and glazed door to the terrace
 Bathroom (6 m²) with bath, handbasin
 Room (16 m²) which could be another bedroom or living room breakfast room, tiled floor, sink and doors opening onto a covered terrace overlooking the swimming pool
 WC and Bidet (3 m²)
 Shower
 Bedroom 1 (8.82 m²) door to garden
FIRST FLOOR