

Superb manor house on the banks of the river Dronne, with 7 bedrooms, large swimming pool and outbuildings.



## INFORMATION

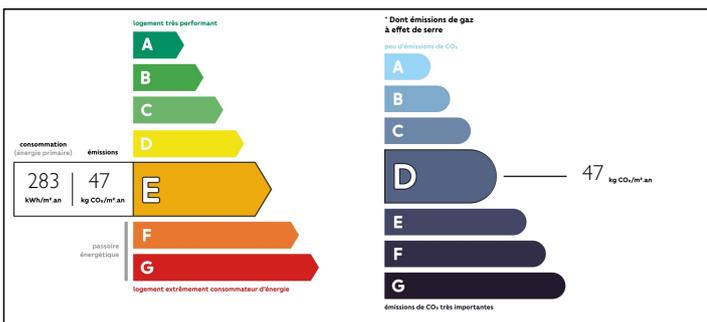
Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	524 m2
Plot Size:	13070 m2



## IN BRIEF

This magnificent character house dates back to the 17th century and has retained many of its original features. It has 4 living rooms, 7 bedrooms and 4 bathrooms, as well as a beautiful outbuilding housing a large game room/reception room. A big swimming pool by the river and beautiful, lush gardens complete this splendid ensemble. Situated on the border between the Charente, the Dordogne and the Gironde, it is the ideal base for visiting the region. \* 10 minutes from Chalais, a small town with all amenities and a large weekly market. 1 h from Angoulême, Périgueux and Bergerac, and 1.20 h from Bordeaux.

## 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: **3494 EUR**

## NOTES

## DESCRIPTION

The property is composed as follows:

Ground floor:

- Entrance hall (14 m<sup>2</sup>)
- Utility room
- Large living/dining room with fireplace (70 m<sup>2</sup>)
- Bedroom/tv room (24 m<sup>2</sup>)
- Fitted kitchen (19 m<sup>2</sup>)
- Veranda (32 m<sup>2</sup>) opening onto a small private garden by the river.
- TV lounge (34 m<sup>2</sup>)

First floor:

- Large living room with fireplace (97 m<sup>2</sup>)
- Study (11 m<sup>2</sup>)
- 6 bedrooms of respectively : 22.5 m<sup>2</sup>, 21.5 m<sup>2</sup> (with shower room), 21 m<sup>2</sup>, 18 m<sup>2</sup>, 17 m<sup>2</sup> and 16 m<sup>2</sup>
- Bathroom (13.5 m<sup>2</sup>)
- Shower room (5.7 m<sup>2</sup>)
- Shower room (3 m<sup>2</sup>)

Outside:

- 90 m<sup>2</sup> outbuilding with games room/reception room and lounge upstairs.
- Saltwater swimming pool (12m x 6m) with large terrace.
- Wine cellar / sheds (50m<sup>2</sup>)
- Shady riverside garden
- Island

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>