

Large character house, for family, guest rooms, gite, restaurant.

EXCLUSIVE



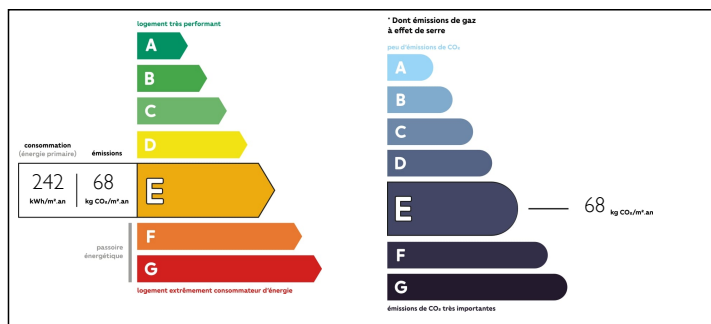
INFORMATION

Town:	Douville
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	395 m2
Plot Size:	26408 m2

IN BRIEF

Built during the 17th and 18th centuries, the residence was abandoned in the 19th before being completely restored around forty years ago. The house has enormous charm with its two elegant square turrets and its large covered gallery with stone colonnade. Very beautiful and interesting reception areas, bedrooms with bathrooms, and old kitchen make up the ground floor. The 1st floor has been converted into bedrooms, each with its own bathroom or shower room; possibilities for additional development exist. Adjoining the house is a large building allowing several types of projects to be considered over an area of almost 200m2. A 2.6ha plot of land surrounds the house. Swimming pool area. Bergerac is 20km, the airport 25km and Périgueux 28km away. Near national road 21,

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

Location :

- Between Bergerac and Périgueux, close to a large number of places with a tourist vocation: Saint-Emilion, "Périgord Noir", "Pays des Bastides", etc.

Thanks to the A89 motorway (Mussidan exit 20 km), you are an hour and a half from Bordeaux!

- The property is located near (1 km) the hamlet of Pont-Saint-Mamet where there is a grocery store/bakery and a pub/restaurant.

- The property includes 2.6 hectares of land, mainly wooded.

- The layout of the buildings offers an interior courtyard, sheltered from all noise and wind.

- Swimming pool area (8x4) at the rear of the annex building.

LOCAL TAXES

Taxe foncière: 3600 EUR

Ground floor :

- large entrance,
- large lounge,
- living room with a beautiful stone fireplace,
- dining room,
- large kitchen,
- the large covered gallery,
- office,
- master suite as well as a bedroom at the end of the building.

1st floor :

- 5 bedrooms, each with its own bathroom or shower room..

Basement :

- large cellar in which it is possible to fit one or more vehicles,
- swimming pool technical room

Outbuildings:

- An annex building completes the U-shaped layout of the property. The interior renovation needs to be finalized according to the needs and tastes of the buyers.

NOTES