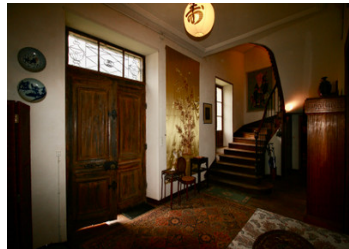


Beautiful 8 bed Maison de Maitre; fantastic views; two gites; barns; pool; quiet hamlet location; 9ha land.



## INFORMATION

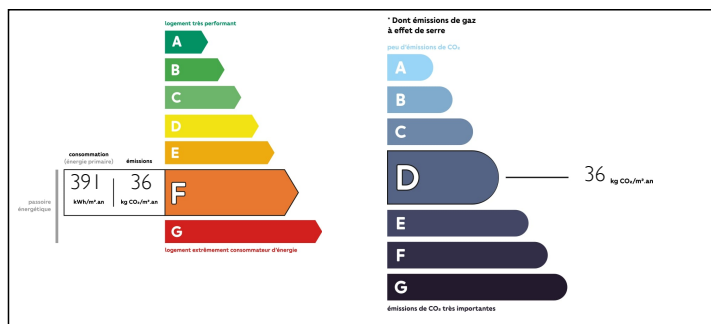
Town:	Varaignes
Department:	Dordogne
Bed:	11
Bath:	6
Floor:	587 m2
Plot Size:	91860 m2



## IN BRIEF

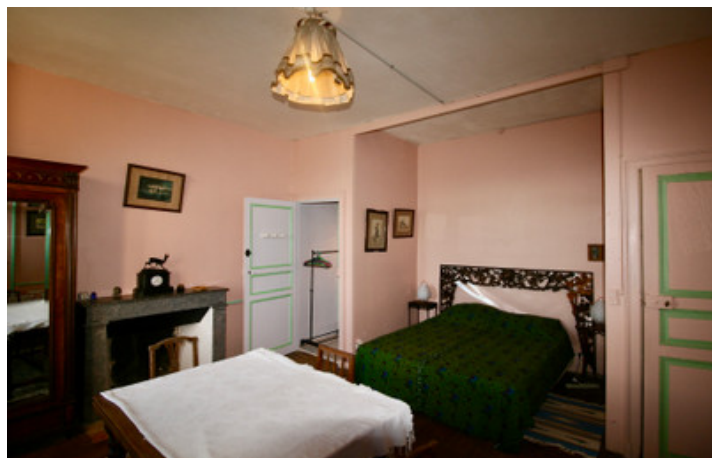
Lovely property in the picturesque Perigord Vert with almost 600m<sup>2</sup> living space. Includes a large 8 bedroom Maison de Maitre/ Manoir with pool, two gites (3 bed & 1 bed), third house to renovate, two barns and over 9 hectares of attached and non-attached land. The main house dates from the 18th century and enjoys an elevated position with some fantastic, far-reaching views from the rear terrace and pool. It comprises two grand reception rooms, large kitchen, study, 8 bedrooms and 3 bathrooms, spread over three levels. Located in a quiet hamlet, a bakery and popular restaurant can be found in the nearby historic village of Varaignes - famous for its chateau and popular weekly summer-only producers market. Full amenities can be found in the nearby towns of Montbron (10km) and Nontron (17km). Local attractions include the beautiful countryside and delicious cuisine of the Perigord Vert, leisure lake with beach...

## 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.



## NOTES

## DESCRIPTION

Large property located in a quiet hamlet in the commune of Varaignes in the Perigord Vert in the northern Dordogne.

Comprises a main house in a Maison de Maitre/Manoir style with a swimming pool, two gites (both regularly rented out), third house to renovate, two barns and over 9 hectares of attached and non-attached land.

The main house (436m<sup>2</sup> living space) was built at the end of the 18th century and enjoys an elevated position with some great, far-reaching views from the rear terrace.

The house comprises:

On the ground floor:

Entrance hallway (24m<sup>2</sup>) with access to most of the ground floor rooms and a grand wooden staircase leading to the first and second floors.

Dining room (35m<sup>2</sup>) with fireplace, access to the rear terrace and connecting door to the living room.

Living room (37m<sup>2</sup>) with fireplace, access to the rear terrace and connecting door to the dining room.

Large kitchen (33m<sup>2</sup>) with stone fireplace and brick tiled floor.

Study (16m<sup>2</sup>) with views over the rear garden.

Bathroom/ dressing/ laundry (14.5m<sup>2</sup>), bathroom with bath, sink and bidet.

Bedroom 1 (31.5m<sup>2</sup>) with two smaller rooms on each side previously used as a dressing room and old fashioned wash room (now also a dressing).

Store room (11m<sup>2</sup>).

WC.

The wooden staircase to the first floor opens on to a landing with corridor (32m<sup>2</sup>) leading to all rooms.

This floor comprises:

Bedroom 2 (25m<sup>2</sup>) with views over the front of the house and a shared small shower...