

16th century Périgourdine Manor House, three gîtes with rentable income, Barns, pool, 2,7 acres - Dordogne



INFORMATION

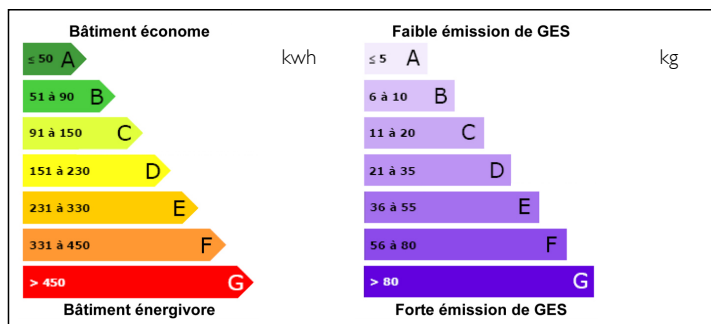
Town:	Sorges
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	365 m2
Plot Size:	11259 m2

IN BRIEF

Beautiful 16th century Périgourdine manor house with 4 bedrooms (to be restored) and 3 renovated gîtes with year round income, enormous barn in four parts and 8m x 4.5m in-ground swimming pool set on 2,7 acres of mature private garden to the rear with views over the countryside and the village to the rear. 1.5km from the lovely village of Sorges - famous for its Truffles, Thiviers 15km, Périgueux town centre 18km, Airports:- Bergerac 69km, Limoges 74km, Brive 91km



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.



DESCRIPTION

This beautiful Périgourdine Manor House requires restoration to regain its former glory; it will require new electrics, new plumbing etc and a connection to the new septic tank. Comprising on ground floor: Large entrance hall with wide wooden staircase, living room with stone fireplace, gorgeous original tiled floor and stone window seat, dining room with fireplace, study/bedroom, kitchen and separate wc. On the first floor there are 4 spacious bedrooms (2 with fireplaces and 2 have hand basins), bathroom with wc. A doorway leads you to a wooden staircase leading to a stunning attic space, with amazing beam feature which is ripe for conversion.

There are three gîtes, one adjacent, one to the rear aspect and one detached independent. The gîtes have been completely renovated and have a year round income. The first one comprises of three bedrooms, two have an en-suite, this gîte will sleep 6 people. The second gîte is set on two levels and has two bedrooms and two bathrooms. The studio gîte is situated to the rear and has a kitchen/dining room on the ground floor and a large open-plan bedroom/living area with separate bathroom. All three gîtes retain charm and character (exposed stone walls and beams) and they share the 8m x 4m in-ground pool and each have access to the pool garden and rear mature land.

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES

On the other side of the manor house is an immense L shaped barn with...