

## Character Estate with Main House, 2 Gîtes, Barn & Pool near Bordeaux and Saint-Émilion



## INFORMATION

Town:	Ménesplet
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	512 m <sup>2</sup>
Plot Size:	3282 m <sup>2</sup>

## IN BRIEF

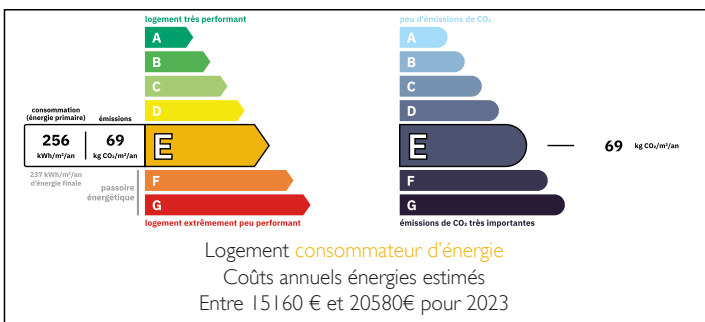
Located in the Dordogne countryside near Montpon-Ménéstérol, this charming former vineyard estate offers space, character and excellent hospitality potential.

The property forms one substantial and entirely independent ensemble, comprising the main house to the left, a large central barn and two independent gîtes extending to the right.

Set within mature grounds with a swimming pool, the estate includes a character residence of approximately 350 m<sup>2</sup>, two operational gîtes accommodating up to 14 guests and a superb 250 m<sup>2</sup> barn offering excellent flexibility for storage, workshops, events or future conversion projects (subject to permissions).

Ideal as a family estate, lifestyle project, holiday rental business or retreat venue,

## 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

Situated in the Dordogne countryside near Montpon-Ménéstérol, this substantial former vineyard estate offers generous living space, authentic character and exciting lifestyle or hospitality potential.

The property forms one entirely independent ensemble, comprising the elegant main house positioned to the left, a large central barn and two independent gîtes extending to the right. This practical configuration allows owners and guests to enjoy both privacy and flexibility, making the property particularly well suited to tourism or multigenerational living projects.

Set within mature grounds with a swimming pool and several outdoor areas for relaxing and entertaining, the estate enjoys a peaceful setting while remaining within easy reach of Bergerac, Bordeaux and Saint-Émilion.

The main residence offers approximately 350 m<sup>2</sup> of living space with generous proportions throughout. While some refreshing would now be beneficial, the house retains considerable charm and numerous original features.

The ground floor includes a grand entrance hall, a spacious kitchen, a dining room with fireplace opening onto the terrace, a bright living room, a cosy lounge with fireplace, a winter garden, a large laundry room, WC and an impressive master suite complete with dressing room and en-suite bathroom.

Upstairs, wooden flooring runs throughout six generous bedrooms, four of which feature private sinks, alongside a shared shower room and WC.

The two renovated and operational gîtes are ready for immediate use:

Gîte 1 (approximately 70 m<sup>2</sup>, sleeping 6 guests)

## LOCAL TAXES

Taxe foncière: **2757 EUR**

## NOTES