LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A31632PRD19 Price: 518 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (500 000 EUR without fees)

Beautiful 16th century manor house in Natura 2000 area. Dominant position, view of the Dordogne, outbuilding















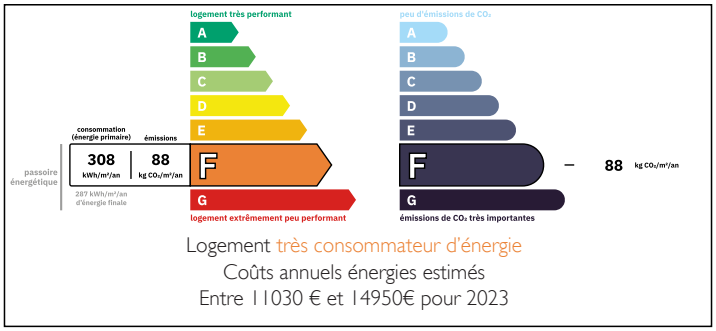
INFORMATION

Town:	Lapleau
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	296 m2
Plot Size:	4838 m2

IN BRIEF

Charm and magic for this remarkable estate set in a privileged location. Very spacious rooms, original grounds, 16th century features and quality of life. Ideal for bed and breakfast or luxury gîtes.
Village in the Natura 2000 area (Dordogne Basin Biosphere Reserve), classified as a UNESCO World Heritage site in 2012.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 11030 € et 14950€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1704 EUR**

NOTES

DESCRIPTION

The estate comprises an early 16th century manor house, an outbuilding and a building used as garages. All set in 5835 m² of land.

The manor house (numerous rooms with magnificent views over the Dordogne):

Ground floor: the hall gives access (stone door pediment dated and engraved 1507) to a magnificent bright living room with fireplace (42m²), vast kitchen with inglenook fireplace of 40m² with access to terrace and garden, a small boudoir/study of 9m² and 2 wc.

1st floor: access to the 1st floor is via a beautiful stone staircase and the corridor leads you to two spacious bedrooms with cushioned windows (43m² and 46m²) and a bathroom with wc of 13m². One of the fireplaces on the first floor features polychrome decoration that is probably original.

Second floor: beam and panelled corridor, 4 bedrooms including a 26m² bedroom (panelled wall and ceiling), a 16m² bedroom and a 14m² bedroom. A bathroom with toilet.

The manor house has 4 fireplaces and 2 inglenook fireplaces and the wooden floors are solid wood.

In the basement, there is a 21m² cellar with a beautiful preserved fishpond in period stone. The left facade features a large period sundial.

Heating system: Oil-fired central heating and some electric heating.

Sanitation system: Mains drainage.

Schist slate roof. Single-glazed windows.

The outbuilding: on the ground floor, a large room used as a garage or workshop (35 m²), an 11 m² bedroom and a room used as a utility room with a shower and space for the oil-fired boiler and...