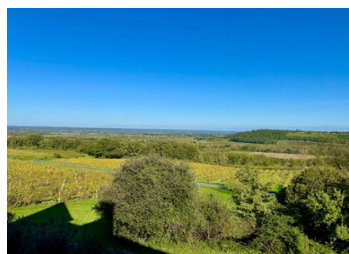


9-bed estate with pool, outbuildings & 15ha - rare renovation opportunity



INFORMATION

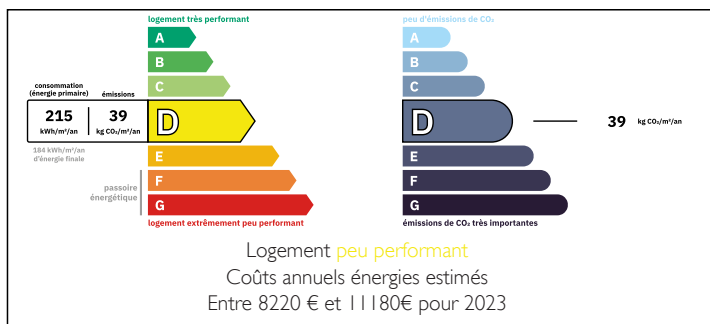
Town:	Gageac-et-Rouillac
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	414 m ²
Plot Size:	151085 m ²



IN BRIEF

A substantial character estate set in an elevated position in Gageac-et-Rouillac, close to Bergerac and Sainte-Foy-la-Grande. Offering 414 m² of habitable space with 9 bedrooms, an annexe, swimming pool, outbuildings and 15 hectares of land, this impressive property presents an exceptional opportunity for renovation and restoration.

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

Situated in the commune of Gageac-et-Rouillac, close to both Bergerac and Sainte-Foy-la-Grande, this substantial character estate offers a rare opportunity to acquire a property of real scale and potential in a beautiful countryside setting.

Set in an elevated position with sweeping views across the Dordogne Valley, the property offers approximately 414 m² of habitable space, comprising 17 rooms including 9 bedrooms, together with a swimming pool, extensive outbuildings and approximately 15 hectares of land.

Approached via a private gravel courtyard, the property immediately impresses with its elegant façade, attractive stone architecture and distinctive turret, creating the feel of an impressive country manor rich in character and architectural interest.

The main house opens into a welcoming entrance hall leading to an office, a comfortable living room with a beautiful stone fireplace, fitted kitchen, pantry and bathroom. From the kitchen, doors open onto a covered terrace with built-in barbecue, ideal for outdoor dining and entertaining.

A large conservatory, accessed from both the kitchen and hallway, is filled with natural light and enjoys magnificent views across the Dordogne Valley. Additional ground-floor accommodation includes two double bedrooms, one with en-suite facilities.

Upstairs are further en-suite bedrooms together with spacious attic rooms offering exciting scope for conversion into additional bedrooms or independent accommodation, subject to permissions. A secondary staircase provides access to a further sleeping wing with additional bedrooms and flexible accommodation. A wine cellar beneath the house adds further charm and practicality.

Outside, the property benefits from a heated 4.5 m

LOCAL TAXES

Taxe foncière: 5414 EUR

NOTES