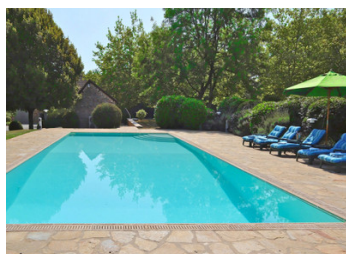


A beautifully restored 16th century Manoir of provenance in a commanding position on its 39 acres with views



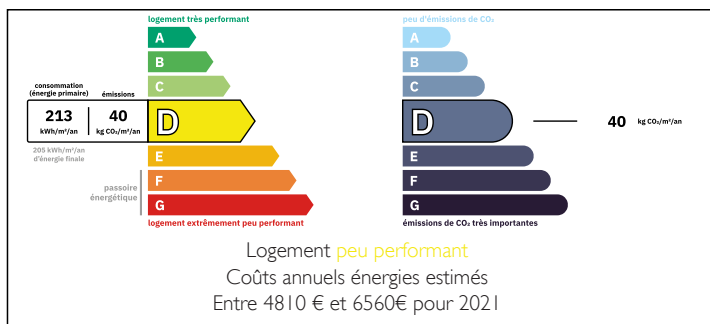
## INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	325 m2
Plot Size:	157646 m2

## IN BRIEF

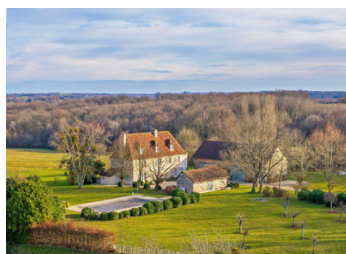
An ancient and well documented noble property of proven authenticity with a list of families with coats of arms that go back deep into the 1500s and has been beautifully restored and maintained on its original domain of nearly 16 hectares. The house has 4 huge bedrooms, 3 up-to-date bathrooms, a large kitchen and sitting room that both open onto a covered terrace that overlook the park and forest with views beyond. In front of the manor is a courtyard bordered by large outbuildings, and a source. There is also a large swimming pool with a pool house and two large ponds. A superb and manageable period, prestige, property, ready to move into.

## 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.



## LOCAL TAXES

Taxe foncière: **2687 EUR**

## NOTES

## DESCRIPTION

Manoir (the furniture is included in the sale)

Entrance hall with staircase and French doors 14 m<sup>2</sup>

W/c with washbasin 3,5 m<sup>2</sup>

Sitting room with stone fireplace 37 m<sup>2</sup>

Kitchen with fireplace and French doors 44 m<sup>2</sup>

1st Floor

Landing 16 m<sup>2</sup>

Large bathroom with bath, shower, w/c and washbasin 13,5 m<sup>2</sup>

1st bedroom 32 m<sup>2</sup>

2nd bedroom 33 m<sup>2</sup>

Ensuite washroom with shower, double washbasin and w/c 4 m<sup>2</sup>

2nd floor

Landing 17 m<sup>2</sup>

Washroom with shower, w/c and washbasin 5,5 m<sup>2</sup>

3rd bedroom 27,5 m<sup>2</sup>

4th bedroom 42 m<sup>2</sup>

Outside

Court (approximate sizes)

Large barn (originally 1 of 2 as marked on the cadastre of 1811) 130 m<sup>2</sup>

Water source with cut stone basin

2nd barn containing a utility room and a pool house with a shower room 35 m<sup>2</sup>

Garden

Swimming pool 6 x 12 m

Land

Meadow and woodland with 2 large ponds 157,646 m<sup>2</sup> or approximately 39 acres

Local amenities

Local market town with cinema, shops, restaurants, supermarket and train station 14 minutes

Nearest airports Limoges 56 minutes, Périgueux 41 minutes