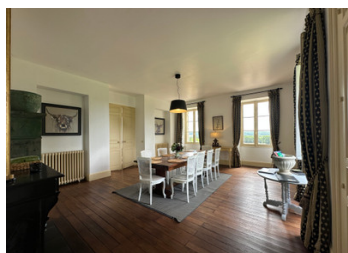


Magnificent manoir beautifully renovated with swimming pool and outbuildings on 5 hectares of land.



INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	480 m2
Plot Size:	51749 m2

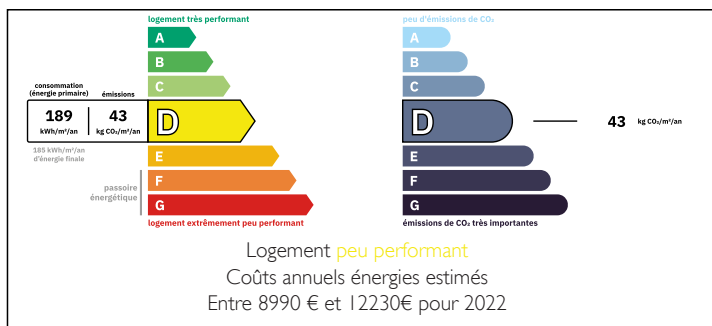


IN BRIEF

Undeniable charm for this beautiful manoir with 6 bedrooms and 6 bathrooms, beautifully renovated. The manoir is situated in a small hamlet, close to the village of Tourtoirac, in the heights of the countryside with the swimming pool overlooking the valley of the Dordogne.

You will also find outbuildings which could be renovated into gites or other possibilities as horse boxes if you wish to use the 5 hectares of land...

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

The manoir offers around 480m² of living space, composed of a beautiful entrance with vaulted porch leading into the large living area/dining room with french doors opening out onto the terrace with stone pisé flooring and the swimming pool.

Fully equipped kitchen with exposed stone work, it communicates with the dining room where you will find a fireplace and exposed wood work.

A lounge area with fireplace.

First floor: pretty staircase leading to a large landing area with storage space and office area.

Large parental en suite with built in wardrobes and 2 private bathrooms.

Second floor: Landing with reading area, bedroom with en suite bathroom and built in wardrobes.

Two bedrooms with storage space and shower room.

Garden floor: Breathtaking vaulted cellar currently used as a snooker room/games room, a perfect spot to relax after a day in the swimming pool! (There is access to the garden).

Boiler room/laundry room.

Exterior: Private alley with iron gates opening onto the manoir, gravelled courtyard, swimming pool and 5 hectares of land.

Two independant barns currently used for storage, offering a space of around 230m² (possible on two levels).

A charming property to be discovered!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES