LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39881CGI24 Price: 1 368 000 EUR

agency fees to be paid by the seller

Exceptional property in the Dordogne : Manor house, gîtes, outbuildings and river access on 3,5 hectares















INFORMATION

Town:	Gardonne
Department:	Dordogne
Bed:	11
Bath:	5
Floor:	654 m2
Plot Size:	35859 m2

IN BRIEF

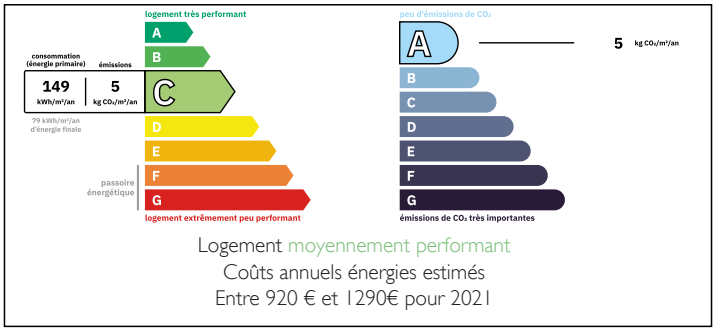
Just steps from the Dordogne River, this 3.5-hectare estate includes a character manor and a modern house offering five gîtes.

The manor's three gîtes (195 m², 131 m², 135 m²) combine period charm with tasteful renovation, with access to two pools and spacious terraces.

The modern house features two additional gîtes: one of 80 m² with a private patio, and another of 112 m² with a summer kitchen, terrace, and private pool.

Landscaped grounds, themed gardens, horse boxes, and a 450 m² outbuilding complete this rare property, ideal as a family home or tourism venture. Gîte activity subject to renewed authorization.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 920 € et 1290€ pour 2021

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.

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NOTES

DESCRIPTION

This remarkable estate presents a rare opportunity to acquire a versatile and meticulously maintained domain, ideal as a prestigious family residence or a high-potential hospitality project.

It comprises a characterful manor house and a separate modern home offering multiple gîtes, extensive outdoor spaces, and equestrian facilities—all set on over 3.5 hectares beside the Dordogne River.

The main manor currently hosts three distinct gîtes, two of which can be combined to create a spacious single unit. With respective surface areas of 195 m², 131 m², and 135 m², these gîtes offer generous volumes, preserved period charm through carefully selected materials, and high-quality renovations carried out in recent years. Each unit features comfortable living spaces with fully equipped kitchens, inviting bedrooms, and access to two swimming pools (14 x 7 m and 10 x 5 m), as well as two large terraces of 80 m² and 90 m².

The modern house includes two additional gîtes. The first, approximately 80 m², offers an open-plan kitchen and dining area leading to a bright living room, a double bedroom, a shower room, a separate WC, and a storage room. It enjoys a private patio overlooking the surrounding pastures. The second gîte, more spacious at 112 m², stands out with its summer kitchen, expansive terrace, and private pool (14 x 7 m). It also includes a bright living area with a fully equipped kitchen, two double bedrooms, and a shower room with WC.

The outdoor spaces are equally appealing, featuring a landscaped park, themed...