

Historic stone manoir, tastefully renovated by an Architect with barns, pool and half a hectare of land.



INFORMATION

Town:	Bars
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	242 m2
Plot Size:	5224 m2



IN BRIEF

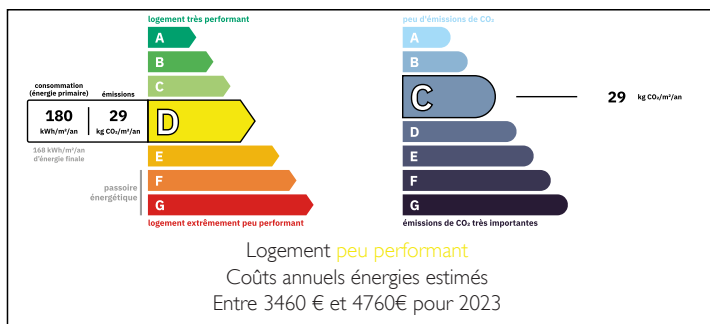
A beautifully renovated stone manoir with stunning countryside views set up high above the popular village of Auriac du Périgord. Once used as a Relais, or hunting lodge, this house sits on an old Roman road with sweeping countryside views.

The house has 242m2 of habitable space, set over 3 floors. There are 4 bedrooms 20m2, 5.2m2, 27.6m2 and 14.6m2, 3 sitting rooms 21m2, 34m2, and 18m2 but the space could be reconfigured to separate the house in 2 to allow for a gite or chambre d'hôte.

There is a large open plan kitchen 29m2 with an island and pantry.

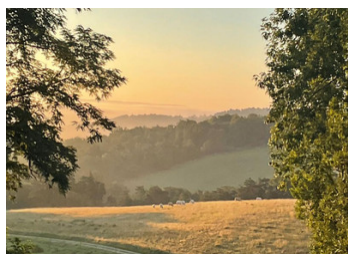
It benefits from an artist's studio 23m2 with french doors out into the private courtyard which also has a covered balcony. facing out onto it There is 5224m2 of land and 3 barns set around the other 3 sides of...

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

Built from the honey coloured Périgord stone, this manoir has been renovated to a very high standard by an Architect. It has 4 bedrooms, 20m2, 5.2m2, 27.6m2 and 14.6m2, 3 sitting rooms 21m2, 34m2 and 18m2 and a large open plan kitchen with pantry 29m2.

There is a large, light Artists studio 23m2 with french doors leading into the courtyard.

The property has gas central heating, a log burner and a pellet burner. There is also a water softener.

The house forms one side of the central courtyard. The other 3 sides are made up of 3 barns. One has a workshop inside, the second is smaller and the third is open on one side and used as a covered terrace. The chlorine pool 14mx5m is found here.

There are 2 more terraced areas in the courtyard, one with a built in bbq.

LOCAL TAXES

Taxe foncière: 1118 EUR

It would be possible to use part of the property as chambre d'hôte/Granny flat or gîte as it has its own entrance, bedroom, sitting room and staircase. The barns could also be converted to give more living space.

There is half a hectare of land, in total. This consists of the central courtyard with a vegetable garden and a field across the road from the house. There is also a private parking area.

NOTES

The manoir is located in a small hamlet of houses, near Montignac Lascaux and Auriac du Périgord.

Montignac Lascaux 10km

Auriac du Périgord 4km

Sarlat 36km

Périgueux 36km

Information about risks to which this property...