LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40677AW24 Price: 1 395 000 EUR

agency fees to be paid by the seller

1930's Classic Manor House with Gîtes, Pool, Tennis Court, Vineyard with Spectacular views over the Dordogne.















INFORMATION

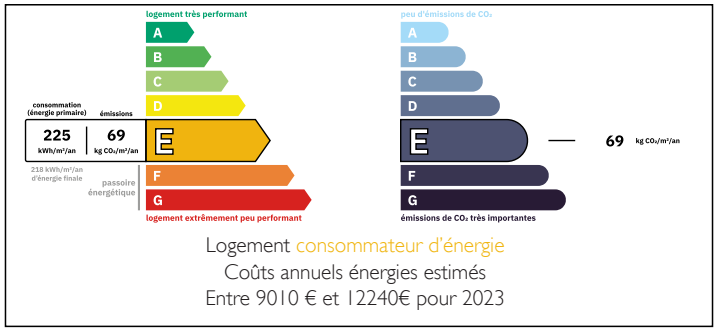
Town:	Issigeac
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	469 m2
Plot Size:	132800 m2

IN BRIEF

Perched above the rolling hills of the Dordogne, this exceptional estate combines timeless elegance, breathtaking vistas, and unmatched privacy across 13 hectares of pristine countryside. At its heart stands a beautifully preserved 1930s Manor House — a residence that embodies both heritage and potential, offering a rare opportunity to create a lasting legacy in one of France's most captivating regions.

A rare blend of character, seclusion, and opportunity, this Dordogne estate is more than a home — it's a sanctuary, a statement, and a lifestyle. This Exquisite Estate and Maison d'Maitre is located near Issigeac, Eymet, and Bergerac with it's International airport.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9010 € et 12240€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40677AW24 Price: 1 395 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2100 EUR**

NOTES

DESCRIPTION

The Manor House

From the moment you step into the grand entrance hall, the home's classic proportions and refined character make a lasting impression. Twin staircases rise gracefully to the upper floors, while light floods through tall windows into the elegant salon — an inviting space that opens directly onto a wide terrace with sweeping views across the valley, perfect for sunset aperitifs or alfresco dining.

The spacious, fully equipped Neptune kitchen with walk-in pantry combines traditional charm with modern practicality, while a generous ground-floor suite provides ideal accommodation for guests or single-level living.

Upper Floors & Potential

Upstairs, you'll find four large bedrooms, a flexible office or family room, three stylish shower rooms, and a walk-in dressing room. The vast attic - formerly staff quarters -(approximately 160 m^2) offers exciting scope for conversion, whether for extra bedrooms, a creative studio, or an independent apartment (subject to necessary permissions).

The basement level includes ample storage, an airconditioned wine cellar, a sauna, a shower, and a garage.

The Grounds

Encircled by mature trees, the estate's grounds are a haven of tranquility and natural beauty. The land features orchards of fig, plum, peach, apple, and walnut trees and two serene ponds — one spring-fed. A traditional pigeonnier, private well, and an elegant 5 x 15m infinity pool overlooking the valley enhances the estate's rural charm, while a full-size tennis court caters to outdoor enthusiasts.

There is also a horse trail around the property plus a charming vineyard producing Cabernet Sauvignon and Cabernet Franc grapes,...