

## Country Estate near Bergerac – Restored Manor, Guest Houses and Studio/conference room set in 10.6 Hectares



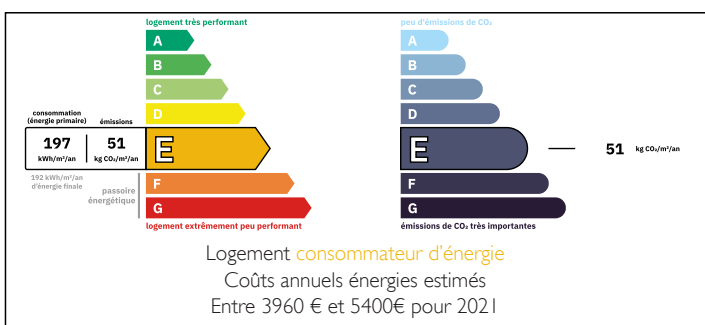
## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Montagnac-la-Crempse |
| Department: | Dordogne             |
| Bed:        | 12                   |
| Bath:       | 0                    |
| Floor:      | 810 m2               |
| Plot Size:  | 106000 m2            |

## IN BRIEF

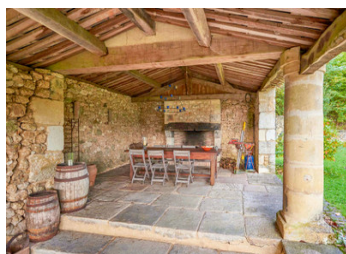
Just 20 minutes from Bergerac Airport, this beautifully restored 19th-century Dordogne estate offers around 810 m<sup>2</sup> of living space within 10.6 hectares of peaceful parkland, meadows, and woodland. The main house, guest barns, dovecote, and studio combine character and comfort, creating a perfect setting for a family home, boutique hospitality venture, or wellness retreat. Elegant living areas, professional kitchens, a 60 m<sup>2</sup> stone swimming pool with open countryside views, and a wooden sauna complete this exceptional property. Offering privacy, authenticity, and modern convenience, this rare estate embodies the very best of French country living — timeless, tranquil, and within easy reach of international travel links.

## 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

Enchanting Country Estate near Bergerac – Restored Manor, Guest Houses & 10.6 Hectares

Set amidst peaceful countryside just 20 minutes from Bergerac Airport, this exceptional Dordogne estate is the perfect blend of history, authenticity, and modern comfort. Dating from around 1800, the property has been sensitively restored over the past 30 years, retaining its original character while offering contemporary convenience.

With a total living space of approximately 810 m<sup>2</sup> and more than 10.6 hectares of rolling meadows and woodland, the estate presents a rare opportunity — whether as a private residence, a boutique hospitality project, or a wellness retreat.

### The Main House

Formerly the original farmhouse, the main residence offers around 150 m<sup>2</sup> of living space arranged over two floors. It comprises four comfortable bedrooms, one family bathroom, a fitted kitchen opening onto the dining area, an entrance hall, laundry room, technical room, and a large living/dining room with fireplace.

### The Converted Barn

With approximately 240 m<sup>2</sup> of living space over two levels, the converted barn provides generous accommodation with a self-contained suite on the ground floor and three additional bedrooms upstairs. There is one bathroom, three shower rooms, and four separate WCs. The barn also includes a main kitchen and dining area, a professional kitchen, a dining hall, games room, cellar, workshop, two garages, a sauna, and a covered barbecue area. A cobbled courtyard links the spaces and offers a perfect setting for outdoor dining and gatherings.

### The Dovecote

## LOCAL TAXES

Taxe foncière: 2600 EUR

## NOTES