

Property comprising 1 stately home, 1 holiday cottage, 2 barns, 1 tennis court and 1 swimming pool set on 2.7



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	10
Bath:	5
Floor:	390 m2
Plot Size:	27754 m2

IN BRIEF

A charming property set on over 2.7 hectares of land, comprising a large stately home with 300m² of living space, a 90m² guest house, two barns with a combined floor area of 150m², a tennis court and a 13x7 swimming pool with a dovecote serving as a pool house...

This unique property is ideal for a tourism venture or as a fabulous family home.

The main house, the guest house and the tennis court are in need of restoration, although the main house is habitable as it stands.

What's more, the property is entirely supplied with water from a spring.

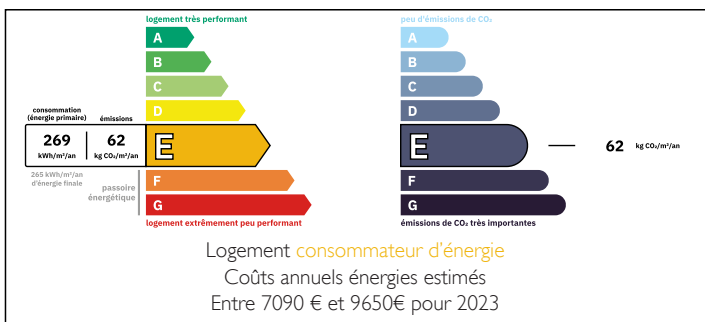
This property is situated 5 km from Mareuil in the Périgord

17 km from Brantôme in the Périgord

46 km from Angoulême, which has a TGV/LGV station



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.



LOCAL TAXES

Taxe foncière: 1927 EUR

NOTES

DESCRIPTION

The house measures approximately 300m²

Ground floor

I entrance hall with a connecting corridor

I dining room (34m²)

I living room (32m²)

I kitchen (18.5m²)

I attractive bathroom with separate toilet (6.5 m²)

I study (8 m²)

At the end of the corridor

I room (29 m²)

I bedroom (15 m²)

I further bedroom upstairs, directly above, (15 m²)

On the first floor

I bedroom with en-suite shower room (23m² and 2.5m²)

I bedroom with adjoining study/dressing room (12m² and 7m²)

I bedroom with en-suite bathroom (14.8m² and 3.5m²)

I bedroom with en-suite bathroom (19m² and 3m²)

On the 1st floor

I bedroom with en-suite shower room: 23 m² and 2.5 m²

I bedroom with adjoining study/dressing room: 12 m² and 7 m²

I bedroom with en-suite bathroom: 14.8 m² and 3.5 m²

I bedroom with en-suite bathroom: 19 m² and 3 m²

On the 2nd floor

I bedroom (16.5 m²)

I loft (20 m²)

There are fireplaces in every room except on the second floor

Guest house (90m²)

I living room with a wood-burning stove (48 m²)