

Authentic manor house dating back to the 15th century set in 7 acres of park in the heart of the Périgord Noir



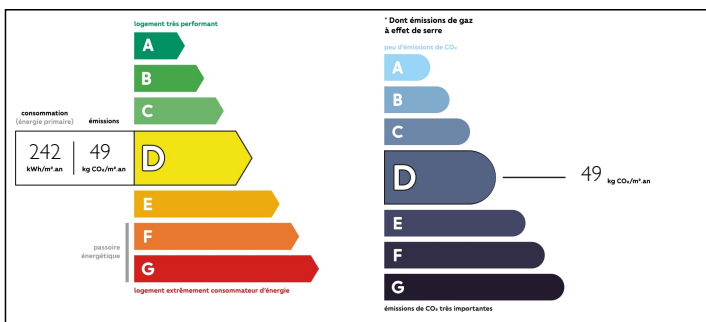
INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	10
Bath:	6
Floor:	460 m2
Plot Size:	29077 m2

IN BRIEF

Quiet and restful property, yet close to shops, services and historical places of the Périgord Noir. This exceptional property including the manor house, two guest houses, barns, garages and a swimming pool, will delight you with its charm. The manor house offers approximately 250 m² of living space and consists of a large living room with fireplace, a separate kitchen, two suites and two further bedrooms sharing a shower room. Two guest houses and a large independent library complete the living space, adding up to approximately 220 m². The property benefits from various outbuildings of around 300 m². The buildings are arranged to form a lovely enclosed courtyard. This magnificent property is well situated within 3km from a village with basic amenities and close to many tourist sites such as : SARLAT la CANEDA a famous medieval market town 13 km MONTIGNAC with the world famous Lascaux caves 18 km BRIVE with international airport 42 km BERGERAC with

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: 7000 EUR

NOTES

DESCRIPTION

MANOR HOUSE

GROUND FLOOR

Entrance hall 2m² with staircase leading up the first floor

Living / dining room 60m² with open fireplace

Kitchen 18.5m²

Bedroom 17.5m²

Shower room / WC 5.5m

Library 36.5m² with open fireplace and access only from the courtyard

FIRST FLOOR

Landing 7m²

Bedroom 24.5m²

Bedroom 21.5m²

Shower room/ WC 5.5m².

Bedroom 33.5m² with adjoining bathroom / WC 19.5m² communicating by a stone spiral staircase with a further 20m² room in the tower attic.

The manor house benefits from double glazing and central oil heating.

GUEST HOUSE

GROUND FLOOR

Living room / Dining room 33 m² with stairs going up

Kitchenette 3.5m²

Shower room / WC 5m²

ATTIC

Landing / Mezzanine 6.5m²

Bedroom 13m²

Bedroom 15.5m² connecting with a third

Bedroom 20m²

Bathroom 7m²

WC 1m².

The house benefits from double glazing and central