

Substantial four-bedroom house with swimming pool and large grounds on the banks of the Dordogne.

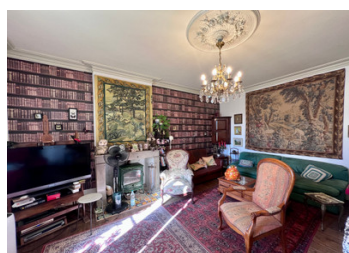


## INFORMATION

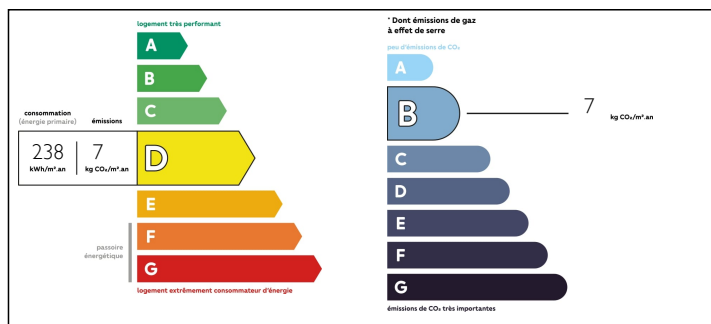
Town:	Pineuilh
Department:	Gironde
Bed:	4
Bath:	4
Floor:	350 m2
Plot Size:	5325 m2

## IN BRIEF

Come and discover this magnificent manor house of more than 360m<sup>2</sup> and its 4000m<sup>2</sup> park with swimming pool on the banks of the Dordogne.



## 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

The main entrance is through a large hall which leads to the dining room, the two living rooms and the fully equipped kitchen.

An independent entrance gives access to a studio of less than 50 m2.

The beautiful wooden staircase leads to the first floor where there are two bedrooms, a shower room and a master suite with bathroom and dressing room.

On the second floor there is a second master suite, with bathroom, WC and storage.

There are two garages of over 60m<sup>2</sup>, one of which has an artist's studio of the same size which could be used for other purposes, such as another studio.

The 4000m<sup>2</sup> grounds have plenty of trees and a swimming pool with a motorised cover. There is even a vegetable garden and the Dordogne river flows below.

Well worth a visit

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES