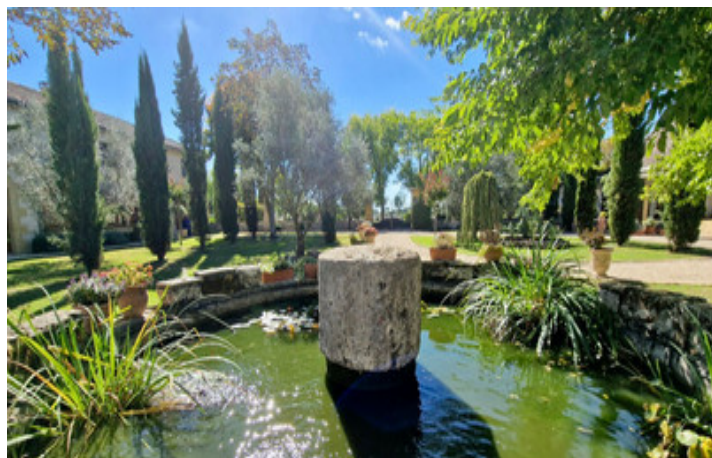


Dordogne - Magnificent country estate 12 minutes from Bergerac airport.



## INFORMATION

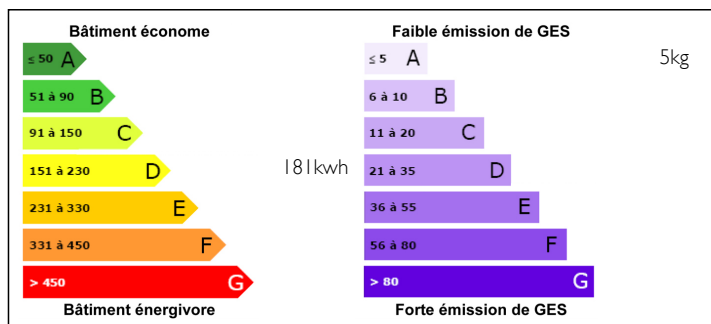
Town:	Issigeac
Department:	Dordogne
Bed:	11
Bath:	11
Floor:	900 m2
Plot Size:	88622 m2

## IN BRIEF

Enjoying a quiet countryside location only 3 km from the historic market town of Issigeac and 12 minutes from Bergerac (airport) this substantial and carefully restored country estate offers endless possibilities; marvelous wedding venue, boutique hotel, holiday guest accommodation, equestrian property, or just as a grand family home! The Manoir ( 7 en-suite bedrooms) separated from the chartreuse (3 en-suite bedrooms) by a beautiful gated courtyard garden with pond and water fountain, and a hexagonal dovecote / pigeonier (1 bedroom). A heated swimming pool and grounds which offer a mixture of manicured garden, pasture and woodland, an open barn and a stone ruin. Truly exquisite property which has been greatly enhanced by the recent renovations.



## 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: 1500 EUR

## NOTES

## DESCRIPTION

LE MANOIR – The Main House (Owners accommodation) – established on two levels with underfloor heating on both the ground floor and the first floor, double glazing throughout. This extensive accommodation comprises:

Ground floor

- + Dining Room (37 m<sup>2</sup>) French doors to garden, tiled floor, exposed beams and stone wall
  - + Kitchen (25.76 m<sup>2</sup>) beautifully equipped and furnished kitchen with granite worktops, door to courtyard, exposed stone wall
  - + Sitting Room (66 m<sup>2</sup>) exposed stone wall and beamed ceiling, dual aspect French doors, tiled floor, magnificent Louis XV style stone fireplace
  - + Study / Entrance area (13.96 m<sup>2</sup>)
  - + WC (2.5 m<sup>2</sup>)
  - + Small entrance with access to cellar (5 m<sup>2</sup>)
- Up a few steps to a mezzanine area with Landing (7.3 m<sup>2</sup>)

FIRST FLOOR (Owners accommodation)

- + Bedroom 1 (14.88 m<sup>2</sup>) wooden floor, exposed stone wall
- + Shower Room (4.6 m<sup>2</sup>) shower, WC, handbasin

OPEN PLAN AREA with wooden flooring, and exposed beams ..incorporating

- + Spacious Sitting Room / TV Room (76.24 m<sup>2</sup>)
- + Games Room (25.36 m<sup>2</sup>)
- + Music Room (32.78 m<sup>2</sup>)
- + Office (17.51 m<sup>2</sup>)
- + Bedroom 2 (26.52 m<sup>2</sup>) exposed beams and stone wall
- + Dressing Room (5.49 m<sup>2</sup>)
- + Ensuite Bathroom (15.94 m<sup>2</sup>) bath, shower, bidet, double handbasin, WC
- + Corridor to guest bedrooms (8.25 m<sup>2</sup>)
- + Bedroom 3 (16.51 m<sup>2</sup>) with wooden floor
- + Ensuite for bedroom 3 (6.5 m<sup>2</sup>) Bath, WC, bidet, handbasin
- + Bedroom 4 (20 m<sup>2</sup>)
- + Ensuite for bedroom 4 (7 m<sup>2</sup>) shower, WC, double handbasin