

Exceptional property: manor house, four gîtes, swimming pools and outbuildings set on 10 hectares in Perigord.

EXCLUSIVE



## INFORMATION

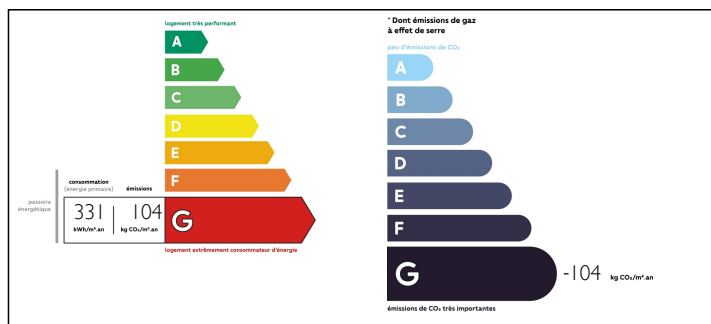
Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	9
Bath:	6
Floor:	570 m2
Plot Size:	0 m2

## IN BRIEF

This superb estate comprises a manor house and four independent guest houses (gîtes), all opening onto a large courtyard, all complemented by two swimming pools and a large barn set on 10 hectares of meadow, forest and private paths offering absolute privacy... This property offers a complete package: an exceptional setting, absolute peace and quiet, panoramic views and a stunning renovation that has perfectly preserved the character of the place.



## 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: 3595 EUR

## NOTES

## DESCRIPTION

MANOR: 350m2

GARDEN FLOOR

Kitchen

Back kitchen / utility

Dining room

GROUND FLOOR

Entrance, hallway and stairs

Double lounge with large fireplace

2 bedrooms with bathroom and WC

FIRST FLOOR

Clearance

Corridor

Two bedrooms

Bathroom with WC

GITE 1 : 50 m2

GROUND FLOOR

Kitchen opening onto living room

Bathroom

WC

FIRST FLOOR

One bedroom

GITE 2: 80 m2

GROUND FLOOR

Entrance

Kitchen

Living/dining room

Two bedrooms

Bathroom

WC

GITE 3: 60 m2

GROUND FLOOR

Kitchen opening onto living room

Bedroom

Bathroom

WC

FIRST FLOOR :

Bedroom

GÎTE 4 : 30m2

GROUND FLOOR