

Exceptional 16th century stone manor house with heated pool, valley views and friend's house



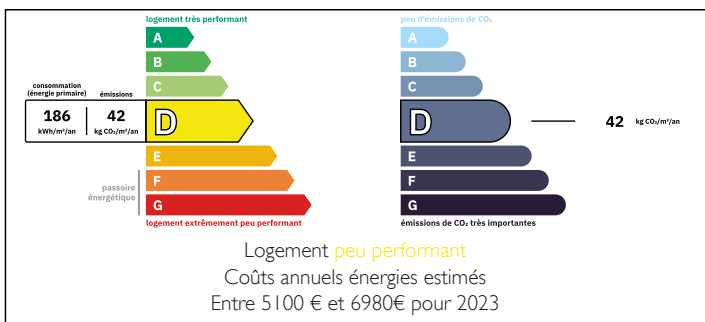
## INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	315 m2
Plot Size:	11450 m2

## IN BRIEF

This tastefully renovated manor house with large heated swimming pool and multiple garden terraces is superb for both relaxation and entertaining. The spacious open-plan kitchen and dining area has a seamless connection to the garden terrace, permitting an easy flow for socialising and family gatherings whilst still catering to the needs of the chef. The adjacent lounge room has access to a long balcony and enjoys wonderful elevated views. The two large bedrooms on this level also have access to the balcony and like all bedrooms are air conditioned and have their own ensuite. A separate friend's house, garage, wine cellar and ample parking are additional features of this generous and well-proportioned property that has the character and charm of an historic manor along with a sense of spaciousness and flow that we have come to expect of...

## 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: 1811 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Set in a hamlet with expansive views over the Dordogne Valley, the property comprises a 5-bedroom manor house and a separate 1-bedroom bijoux friend's house.

### MANOR HOUSE (268m2)

#### GROUND FLOOR

Entrance and Cloakroom

Open-plan kitchen and dining area (50m2) with French doors to the garden terrace

Lounge room (28m2) with access to the balcony

2 bedrooms (33m2, 22m2) with ensembles, air-conditioning and access to the balcony

Pantry

Separate toilet

#### FIRST FLOOR

Games room (46m2)

3 bedrooms (20m2, 17m2, 11m2) with ensembles and air-conditioning

#### LOWER GARDEN LEVEL

Boiler room/laundry 70m2

Old wine cellar 37m2

#### FRIEND'S HOUSE

Guest bedroom with ensuite and air-conditioning (47m2)

Attic (38m2)

Garage (26m2)

#### EXTERIOR

Multiple garden terraces with several al-fresco dining options and outdoor lounge areas

4x10m heated swimming pool with electric cover and 180m2 of timber decking and pool terracing

Ample parking

Pigeonnier

#### LOCATION

Dordogne

Perigord Noir