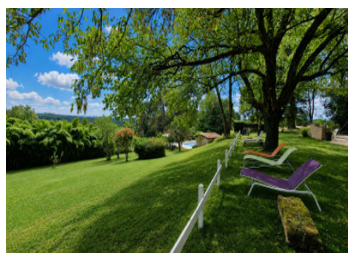
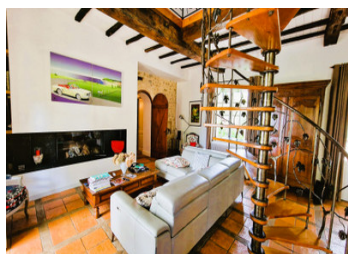
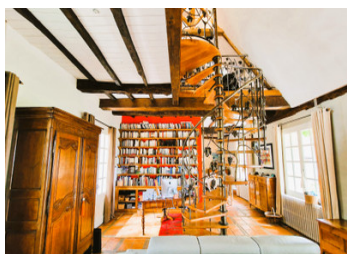


## Exceptional 18th-Century Périgourdine Estate with Pool, Pond & Guest Cottage near Bergerac

EXCLUSIVE



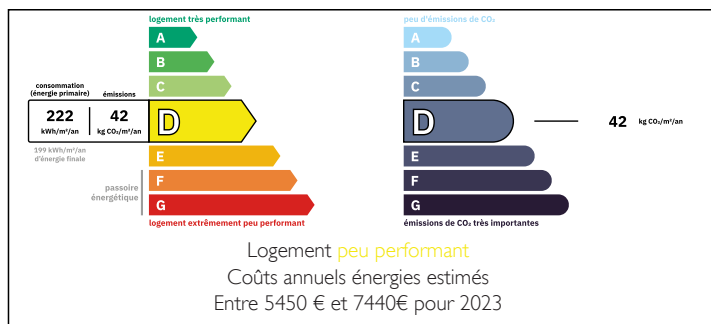
## INFORMATION

Town:	Église-Neuve-d'Issac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	400 m <sup>2</sup>
Plot Size:	10053 m <sup>2</sup>

## IN BRIEF

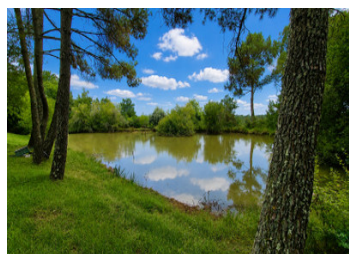
Set in a peaceful countryside location just 15 km from Bergerac and 5 km from the A89, this beautifully restored 18th-century stone Périgourdine property offers approximately 419 m<sup>2</sup> of weighted floor area, including a charming guest cottage converted from a former wine store. Renovated to a high standard between the late 1990s and early 2000s, the property combines period character with modern comfort. The main house features elegant reception rooms centred around a striking spiral staircase, six bedrooms including a spacious principal suite, and a couple of fireplaces, one with wood-burning insert. The landscaped grounds extend to over one hectare and include a 12m x 6m swimming pool with pool house, a picturesque pond supplying the garden irrigation system, extensive terraces and a four-car garage. An exceptional family home or lifestyle property in the heart 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

Nestled in a tranquil rural setting with beautiful views across the surrounding countryside, this exceptional 18th-century Périgourdine residence enjoys an enviable location close to Bergerac, Mussidan and the A89 motorway.

Constructed in traditional stone and carefully restored between the late 1990s and early 2000s, the property successfully combines authentic character with generous living spaces and quality features throughout.

The main house offers approximately 250 m<sup>2</sup> of accommodation arranged over two floors. At its heart lies a superb open-plan living space centred around an elegant spiral staircase, comprising a fitted kitchen with granite worktops and fireplace, dining area, study with extensive built-in bookshelves and a comfortable sitting room with wood-burning insert.

The accommodation includes six bedrooms in the main house, including a spacious principal suite with dressing room and private bathroom. Several bath and shower rooms provide excellent comfort for family and guests.

A former wine store has been converted into an independent guest cottage of approximately 87 m<sup>2</sup>, offering additional accommodation ideal for visiting family, friends or seasonal rental opportunities.

Outside, the property is surrounded by more than one hectare of landscaped grounds. A 12m x 6m swimming pool with pool house, extensive terraces, a picturesque pond stocked with fish and an integrated irrigation system create an exceptional outdoor environment. A large garage accommodates up to four vehicles.

Additional features include predominantly wooden double glazing, fibre internet, oil-fired central heating complemented by wood-burning insert, partially renewed roofing and individual drainage via septic

## NOTES