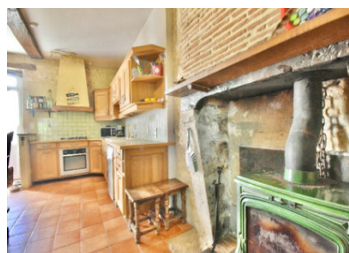
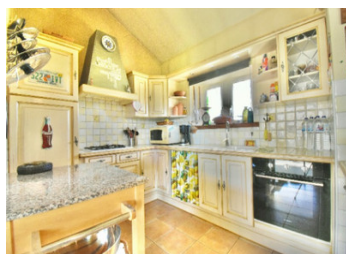


## Former manor house with wine storehouse and outbuildings



## INFORMATION

Town:	Monbazillac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	265 m2
Plot Size:	25188 m2



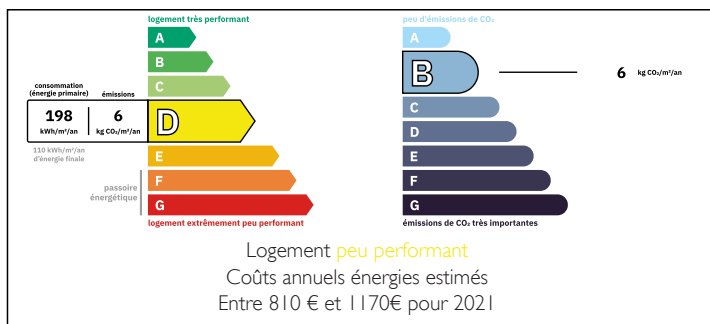
## IN BRIEF

Discover this magnificent property offering no fewer than 4 homes, including a manor house steeped in history, less than 10 minutes from the centre of Bergerac, in the heart of the Monbazillac vineyards!

Although there is still some renovation and conversion work to be done, the potential of this property is undeniable.

Whether it's for a gîtes or chambres d'hôtes project, or for intergenerational family accommodation, the charm of this property is matched only by its potential!

## 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

For those captivated by the timeless allure of old stone and the promise of authentic character woven with generous space, this property is an absolute revelation. Imagine a place where history whispers from every weathered wall, offering not just a home, but a lifestyle.

The expansive volumes within are an entertainer's dream, effortlessly accommodating both grand gatherings and intimate soirees. Yet, the true genius of this estate lies in its multiplicity. With several independent accesses and buildings, the possibilities for configuration are as boundless as your imagination. Whether envisioning multi-generational living, guest accommodations, or distinct professional spaces, this property adapts to your unique needs.

Currently, no fewer than four distinct dwellings stand ready to be transformed according to your vision. The former Maison de Maître, steeped in its own history, offers a substantial footprint of over 110 square meters, currently configured with up to three rooms, a kitchen, and a bathroom – a canvas awaiting your personal touch.

Connected yet independent, a separate entrance hall leads to a further two rooms on the ground floor, with an impressive 125 square meters and three additional rooms awaiting on the upper level. Picture the possibilities within these walls!

For those seeking immediate comfort, a charming, renovated single-level dwelling provides a welcoming living room that flows seamlessly into the kitchen, alongside two comfortable bedrooms and a well-appointed shower room, encompassing approximately 75 square meters of move-in ready space.

The heart of the property's historical narrative lies within the former Carthusian monastery. Though...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES