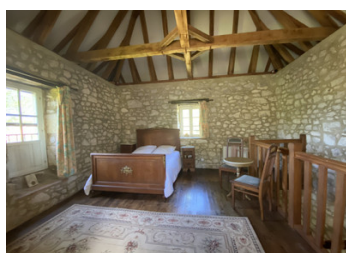
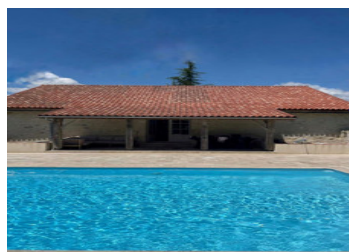


Estate set in over 11ha (30 acres approx.) 6 bedroomed architectural charming residence with Guest house

EXCLUSIVE



INFORMATION

Town:	Monsaguel
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	375 m2
Plot Size:	115360 m2

IN BRIEF

This Domain reached at the end of a long drive flanked by Cyprus trees and sits within around 30 acres of land.

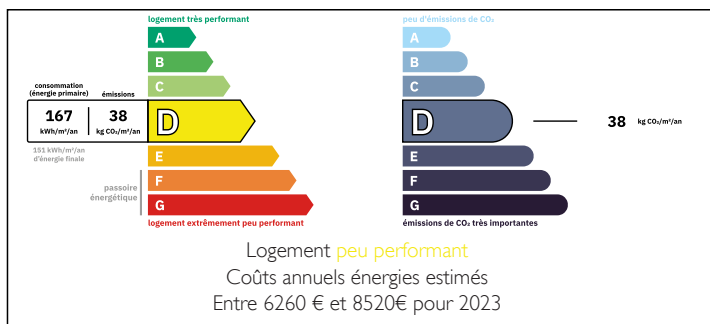
The main residence with stone walls is full of rustic charm.

This property holds many original features, with stone walls and exposed beams. The two bedroomed guest house is well appointed.

Bergerac airport is within a few kilometres a short drive away.

This undeniable charming property with its large overlapping stones, exposed beams, stone fireplaces, and terracotta floors blending perfectly with its rural landscapes surrounding it is a must see.

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: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Upon entering the property via a sheltered terrace with overhanging wisteria you find yourself in the entrance hall 8.30m x 2.24m. Access to one of the bedrooms each 5m x 5m approx' can be reached from the left side of the hallway the second is found up the set of wooden stairs.

The kitchen entrance is opposite and access to the living room to the right and far right there is a shower room with twin basins and W.C and travertine tiles.

Upon entering the kitchen 6.5m x 5.30m you will find a beautiful original inglenook fire place. space for two dishwashers, space for an oven. A built in microwave oven. The living room boasts a beautiful inglenook fireplace with original wooden by folding internal shutters.

The dining room and office area can be accessed via the living room or the kitchen.

The stairs in the kitchen lead to two more bedrooms of 4.25m x 6.0m and 5.45m x 5.0m Also a bathroom of 1.5m x 2.07m.

Another bedroom with a bathroom with W.C and bidet is reached via the office area.

A set of stairs in the office area lead down to a bedroom which has large doors leading out to a stone terrace to the right of the bedroom there is a wet room style shower a bath, double sinks and a W.C travertine flooring and wall tiles in shower area. There is also another barn space with mezzanine...