

Listed 11th century old stone Priory/Monastery with rich cultural and historic heritage in Dordogne.

EXCLUSIVE

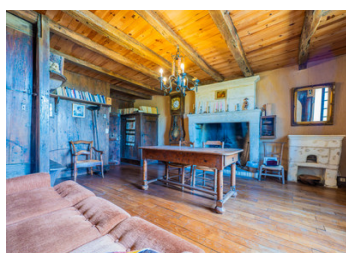


## INFORMATION

Town:	Champagne-et-Fontaine
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	288 m2
Plot Size:	10740 m2

## IN BRIEF

The priory of St. Pierre du Petit-Bournet in Fontaines, Périgord, sometimes called "du Petit-Embournet," was dependent on the Abbey of Grand-Embournet in Courgeac, Angoumois, founded in the 12th century. If you are passionate about historical buildings this is rich in original features. Beautiful fireplaces, arched doorways, stone floors, hand carved panelling. Large bedrooms . Very private back garden/courtyard.



## ENERGY - DPE

DPE not required.

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

This beautiful stone building is more like a historical monument serving as a dwelling. It is perfectly habitable both in summer and winter. Restoring is the key to this property. It consists of a large sitting room with open fireplace, original wood panelling, Stone archways as depicted in the photos, leading on to a corridor and stair case. A very basic kitchen and back kitchen. Up the stairs, again beautifully carved wood and gothic doors. Into a library, and 3 large bedrooms ,all with working fireplaces. Small modernised bathroom and seperate WC. A special feature is what was known as the Leper room, which is hidden up a little staircase. Its a self contained room with a fireplace and separate entrance . The chapel is now a barn again to be restored, ample outbuildings, and private garden behind the house. Land consists of the surrounding fields and gardens in the village of Fontaine. A very special part of French History.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES