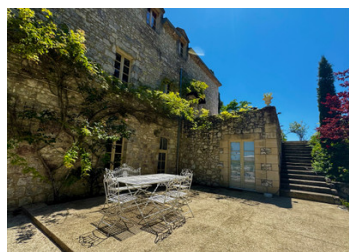


Prestigious Medieval Manor overlooking Issigeac and surrounds, ready to go business in peaceful hamlet



INFORMATION

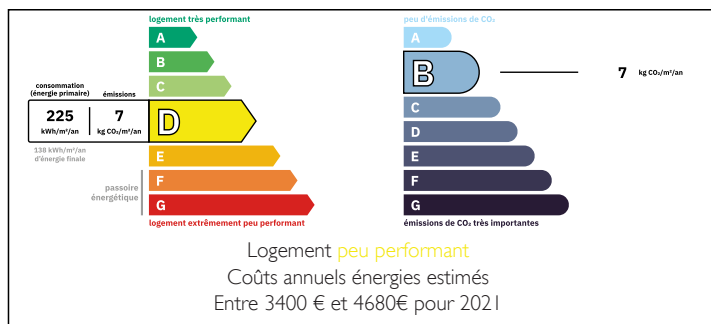
Town:	Montaut
Department:	Dordogne
Bed:	7
Bath:	7
Floor:	392 m2
Plot Size:	5020 m2



IN BRIEF

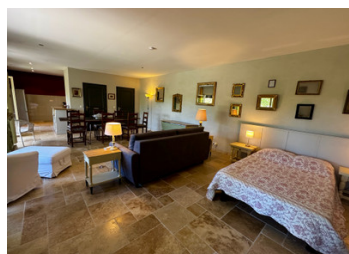
Built in the 12th century as a hilltop lookout fort, this magnificent property is currently used as a chambre d'hôte business, but is adaptable and could be used as a large family home. It has a separate 70m2 open plan guest house which was built as a games room, and benefits from double glazing throughout, underfloor heating on two levels, reversible air conditioning on main level, and wood burners in the two principle living areas.

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

Set over three floors, entrance from front door leading directly into hallway and stairs.

Office 7m2, through to principal living room/kitchen 48m2, bedroom 15m2, bathroom 6m2.

Stairs up to three ensuite bedrooms, 34m2, 39m2 and 21m2.

Stairs down to professional kitchen 8m2, reception room 33m2

exit to courtyard with access to studio apartment en suite with kitchenette 25m2

outside access to laundry room 20m2, independent gîte with en suite 24m2

Guest house, open plan with kitchen, shower room, walk in wardrobe, 70m2.

11m x 5m chlorine heated pool, even depth of 1.2m, stone terrace and pretty pool room. Several terraces overlook the landscape, set amongst very attractive gardens. Discreet parking for several cars.

This is a fantastic opportunity to buy an amazing furnished property to either use as a profitable chambre d'hôte or extended family home.

Viewing is really needed to appreciate this stunning home in all its glory.

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

LOCAL TAXES

Taxe foncière: 1108 EUR

Taxe habitation: EUR

NOTES