

Historic Dordogne estate near Bergerac & Sainte-Foy-la-Grande, ideal as family home, B&B, or rental.



INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	475 m2
Plot Size:	5829 m2



IN BRIEF

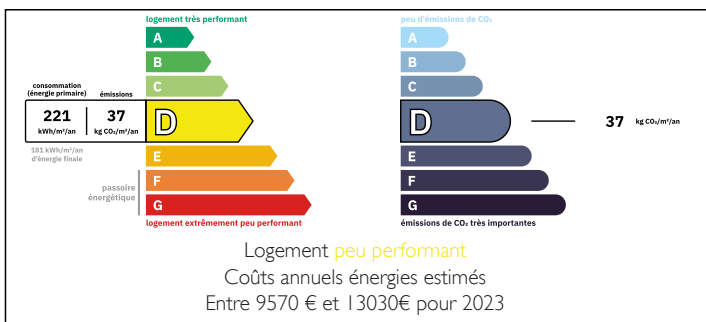
This exceptional 18th-century estate offers a seamless blend of historic charm, elegance, and modern comfort, making it ideal as a spacious family home or a versatile business opportunity.

The main house features 8 bedrooms and 6 bathrooms, with a separate cottage providing 2 additional bedrooms, perfectly suited for guests or staff.

With generous reception rooms, a newly fitted kitchen, and beautifully landscaped grounds, the property is equally suited to a luxury bed and breakfast, holiday rental, or a high-end family retreat.

Its versatile layout, stunning setting along the Dordogne, and proven rental potential make this a truly unique and desirable estate.

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 in a peaceful hamlet along the banks of the River Dordogne, this exceptional 18th-century stone Manor House, together with its charming guardian's house, offers around 600 m² of elegantly restored living space. Steeped in history dating back to circa 1790, the estate has been carefully renovated to preserve its period character while introducing refined modern comforts—making it an outstanding choice as a luxurious private residence, a thriving B&B, or a whole-house holiday rental.

Inside, the Manor showcases an abundance of original features: soaring ceilings, exposed beams, intricate stonework, impressive fireplaces, and marble floors that echo its grand past. Recent restorations include a contemporary, fully equipped kitchen and beautifully appointed bathrooms fitted with top-quality appliances and fixtures, blending tradition with modern-day elegance.

The estate unfolds across nearly 2 acres of mature landscaped grounds, shaded by centuries-old trees and designed for both relaxation and entertaining. A magnificent pool with a waterfall feature forms the centre pièce of the garden, accompanied by sun terraces and intimate seating areas scattered throughout the park. Whether enjoying a morning coffee beneath the trees, an evening aperitif on one of the terraces, or a lively game on the pétanque court, every corner invites moments of pleasure and tranquility.

This is a rare opportunity to acquire a property of such grandeur and versatility in the Dordogne—a residence that not only celebrates its illustrious past but also offers a beautiful lifestyle and promising future.

The Manor 475 m²:
Entrance hall – 29 m²
Salon I - 56...

LOCAL TAXES

Taxe foncière: 4600 EUR

Taxe habitation: EUR

NOTES