

A manor house and its outbuildings on a large wooded property overlooking the valley



INFORMATION

Town:	Pezuls
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	550 m2
Plot Size:	30000 m2

IN BRIEF

Overlooking the valley leading to the beautiful Dordogne River, near the confluence of the Dordogne and the Vézère, this former noble residence—mentioned in the history of the Périgord since the 14th century—has evolved over the centuries. In the 18th century, the old castle was demolished and replaced by this charming manor house. This building consists of a large two-story main house with six evenly spaced bays. The long-pitched roof is covered with tiles, with a weather vane at each end.

Several outbuildings, including a guest house, the caretaker's house, and various annexes located in the grounds, surround this former hunting lodge.

The main house features reception rooms on the ground floor, with a beautiful gallery leading to them; on the first floor, there are bedrooms, a bathroom, and shower rooms; and in the magnificent attic,

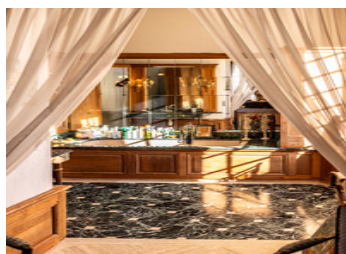


ENERGY - DPE

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.



NOTES

DESCRIPTION

Overlooking the valley leading to the beautiful Dordogne River, near the confluence of the Dordogne and the Vézère, this former noble residence—mentioned in the history of the Périgord since the 14th century—has evolved over the centuries. In the 18th century, the old castle was demolished and replaced by this charming manor house. This building consists of a large two-story main house with six evenly spaced bays. The long-pitched roof is covered with tiles, with a weather vane at each end.

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The main house features reception rooms on the ground floor, with a beautiful gallery leading to them; on the first floor, there are bedrooms, a bathroom, and shower rooms; and in the magnificent attic, there are two additional bedrooms.

This residence is in its current state of use; restoration work will be required to bring it up to modern standards.

30 hectares of meadows and woods surround this little paradise in the Périgord.

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