

Exceptional 17th-century Périgord manor with guest accommodation, swimming pool, tennis court and grounds



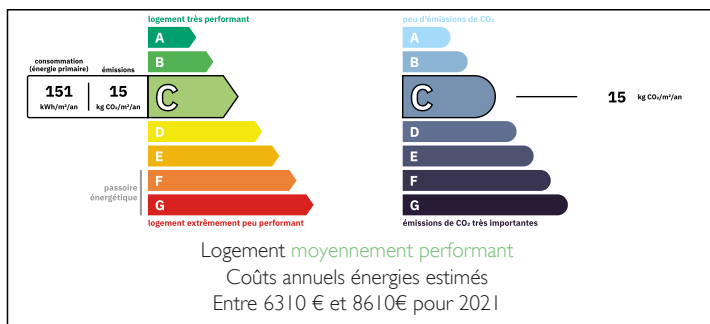
INFORMATION

Town:	Brantôme en Périgord
Department:	Dordogne
Bed:	13
Bath:	10
Floor:	700 m2
Plot Size:	62179 m2

IN BRIEF

Characterful Périgord property dating from 1688, situated on the heights above Brantôme and less than 10 minutes' walk from the centre. Set within approximately 6 hectares, this former seigneurial residence offers generous accommodation and excellent flexibility. The main house has 10 bedrooms, 8 with bathrooms, together with spacious reception rooms, office, laundry room and a stunning covered terrace. A separate annexe, additional bedroom with bathroom and independent gîte complete the accommodation. There are numerous outbuildings, cellars, garage, carport and courtyard. The grounds include gardens, meadows, woodland, land, walnut grove, historic pigeonier, swimming pool and tennis court. Ideal as a large family home, guest house or tourism project. A peaceful and privileged setting close to Brantôme, in the heart of the Périgord Vert. Further photos and video available on request.

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.



NOTES

DESCRIPTION

A rare opportunity to acquire a substantial and historic Périgord property, dating back to 1688, set in approximately 6 hectares of grounds on the heights overlooking Brantôme and the Dronne valley.

This former seigneurial residence has been operated as a charming guest house and offers a wonderful combination of period character, generous accommodation and the potential for a lifestyle or hospitality project. The property is less than 10 minutes on foot from the centre of Brantôme, one of the most sought-after locations in the Périgord Vert.

The main house offers extensive and versatile accommodation. On the raised ground floor there is a stunning covered terrace, living room 40.5m², kitchen 17.2m², dining room 28.6m², entrance hall, four bedrooms, three of which have their own bathrooms, an office, laundry room, WC, cellar/storage areas and additional rooms.

The first floor provides a further five bedrooms, arranged along a central corridor, four of which have private bathrooms, together with a substantial attic space.

A separate annexe provides independent accommodation with a kitchen/living room, two bedrooms, bathroom and WC. There is also a further bedroom with bathroom and WC, accessed independently from the courtyard.

There is also a separate gîte comprising a living room/bar/kitchen, two shower rooms with WC, mezzanine, bedroom and bathroom. This could make a great entertainment space for guests, or provide additional independent accommodation.

The property is complemented by numerous outbuildings, cellars, garage, carport and a beautiful courtyard.