



Ref : 8876MAP

## 14th century Manor house in the Vezere valley, Dordogne

Area



Habitable : 700 m<sup>2</sup>



Usable : 1 050 m<sup>2</sup>



Land : 26 Ha

2 060 000 €

**Manor-house for sale Dordogne.** This property, set on the hilltops, is composed of a Manor house of 350 m<sup>2</sup> of net living space, two renovated barns of 151 m<sup>2</sup> and 191 m<sup>2</sup> on 26 hectares of meadows and woodland. 1.5 ha of the grounds have outline planning permission for additional buildings. Natural swimming pool, spring, medieval garden and vegetable plot and an additional outbuilding of 350 m<sup>2</sup>.

### IN SUMMARY

Rooms : 26  
Bedrooms : 12  
Bathrooms : 12

Swimming pool : yes  
Garage place : nc  
Parking space : 15  
Outbuildings : yes



Wood



Adsl

**Advantages :** Manor close to Lascaux | Black Perigord

### SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



25 mn



50 mn



50 mn

### ENERGY INFORMATION

Consommation conventionnelle 182,00 kWh/m<sup>2</sup>.an

Estimation des émissions 40,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A

B

C

D

E

F

G

A

B

C

D

E

F

G



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## — DESCRIPTION

Private lane leading to a large parking area.

The Manorhouse and its watchtower origins date back to the 14th century. It is surrounded by beautiful flower meadows.

Main entrance leading to the lounge room with large fireplace : 42m<sup>2</sup> stone slab floor, large fireplace, exposed beams and stone walls.

Attached living room : 13m<sup>2</sup>

Kitchen : 22m<sup>2</sup> stone walls and wine cellar of 12 m<sup>2</sup> , gravel on the ground.

Guest cabinet: 7m<sup>2</sup>

Spiral stairway in the tower leading to both the 1st and 2nd floors

1st floor

Hallway: 8m<sup>2</sup>

Bedroom 1: 23m<sup>2</sup> with its bathroom : 7m<sup>2</sup> and toilet

Terrace with 180° open views

Lounge/Library: 13m<sup>2</sup> views over the meadows

Hallway: 10m<sup>2</sup> leading to 3 bedrooms of 15, 13 et 17m<sup>2</sup> each with their private bathrooms with showers, and toilet.

Terrace

2nd floor:

Bedroom suite of 23m<sup>2</sup> and its bathroom of 9m<sup>2</sup> and independent toilet: 1m<sup>2</sup>

Attic which could be converted into additional habitable space: 40m<sup>2</sup>

Covered terrace overlooking the natural pool, panoramic views, set between the Manor house and the two renovated barns.

Barn 1: 151m<sup>2</sup>

Lounge/Living room: 38m<sup>2</sup>

Bedroom 1: 18m<sup>2</sup> with dressing room 5m<sup>2</sup>

Bathroom with shower: 7m<sup>2</sup> -toilet

Laundry closet 2m<sup>2</sup>

Kitchen: 16m<sup>2</sup>

1st floor:

Lounge/ boudoir: 21m<sup>2</sup>

Bedroom 2: 19m<sup>2</sup> with dressing room 9m<sup>2</sup>, bathroom with bath : 8m<sup>2</sup> and toilet: 1,30m<sup>2</sup>

Bedroom 3: 19m<sup>2</sup> with bathroom with shower : 6m<sup>2</sup> and toilet: 1m<sup>2</sup>

Barn 2: 191m<sup>2</sup>

Hall: 6m<sup>2</sup> with toilet : 2m<sup>2</sup>

Kitchen and storage room 12m<sup>2</sup>

Dining/Living room: 40m<sup>2</sup>

Bedroom 1: 17m<sup>2</sup> with dressing room 4m<sup>2</sup>

Bathroom with shower: 6m<sup>2</sup>

1st floor:

Hallway : 4,50m<sup>2</sup>

Lounge: 10m<sup>2</sup>

Bedroom 2: 16m<sup>2</sup> with bathroom with shower: 6m<sup>2</sup> and toilet : 1,20m<sup>2</sup>

Bedroom 3: 15m<sup>2</sup> with bathroom with shower and toilet : 7m<sup>2</sup>

Bedroom 4: 18m<sup>2</sup> with dressing room: 3m<sup>2</sup>, toilet: 1,20m<sup>2</sup>

Bathroom with shower: 5m<sup>2</sup>

The two barns are modular and can easily be connected offering a single building with 7 bedrooms with their respective bathrooms or be used as two independent houses.

Noble natural materials ( Wood, stone, tiles )

Water gardens

Solar pannels for hot water boiler

Renewable energy supply

Main water system iformed by Aquakat system

Playground area for children

**Are you interested ?**



**Marie**

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