



Reference : 6262



RARE AND AUTHENTIC – CHARMING ESTATE AND 15th/16th-century STONE MANOR HOUSE, WITH SWIMMING POOL AND OUTBUILDINGS – 28 km NORTH OF SARLAT!!

1 500 000 € HAI
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Nestled in the heart of the unspoilt hills of the Périgord Noir, close to the historic sites of the Dordogne and Vézère valleys, this stone estate majestically embodies the Périgord way of life.

Built in the purest local tradition, the property stands out for the quality of its fine materials — local blonde stone and traditional slate roofing — offering a prestigious living environment in complete tranquillity, with no overlooking neighbours.

Set on extensive, wooded grounds with no neighbours in sight, this estate offers a prestigious lifestyle, combining the charm of the past with comfortable indoor and outdoor facilities. Once through the automatic gate, a long driveway winds its way through the pine trees to the manor house.

THE MANOR HOUSE :

Set around an enclosed courtyard with a carriage entrance; 40 m² living room with fireplace, 18 m² dining room (with access to the pool area), 19.5 m² kitchen, two bedrooms (22 and 16 m²), 9 m² marble bathroom and separate 1.5 m² toilet. Opposite, in the courtyard, an en-suite bedroom with shower room and WC (28 m²). One bedroom with external access. Utility area (16 m²) and a combination of cellar and loft space.

KEY POINTS :

Exceptional Périgord architecture: golden stone façades, steeply pitched roofs covered with slate typical of the region, imposing chimney stacks and a turreted gable, all lending the property a remarkable historic character. Swimming and Relaxation Area: A large rectangular swimming pool with Roman-style steps, perfectly integrated into the landscape, surrounded by a large sun-drenched terrace offering a soothing view of the surrounding countryside. Charming Inner Courtyard: The main house and its outbuildings are arranged around an intimate courtyard, adorned with typical architectural features (dovecotes, small stone outbuildings, terraces). Park & Surroundings: The estate covers several hectares, featuring a mix of natural meadows, native trees (oaks, truffle groves, walnut trees) and woodland, ensuring



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complete tranquillity in the heart of the Périgord countryside.