



Manor house and 2 annexes on parkland with swimming pool, on the river bank.,

24700, Montpon-Ménestérol, Dordogne, Nouvelle-Aquitaine

* Available * 8 Beds * 5 Baths

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€1,272,000

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French Entrée 

Property Description

Magnificent property complex with an elegant 19th century manor house, ideally located between Bordeaux and Bergerac on a park of nearly 2 hectares, bordering the river and including an island of approximately 3000m².

Charm and elegance define this property throughout and starts with an arrival through a majestic wrought iron gate.

At the end of the beautiful driveway lined with large trees, you are then invited into the manor house's private courtyard.

From there, the property's grand entrance opens onto an equally impressive through hall with access to a terrace overlooking the private garden at the rear of the residence.

The ground floor of the main building, with its high ceilings and marble fireplace, gives access on one side to a vast double aspect living room, with an inset Godin wood burner, a large open plan kitchen opening onto the dining room and living room, a back kitchen, and on the other side, 2 bedrooms and a bathroom with WC.

The first floor offers 4 bedrooms, again with very high ceilings, a bathroom, a shower room and 2 dressing rooms.

Downstairs in the basement, a cellar and a wine cellar can be accessed via the kitchen to keep your guests' palates happy.

Two impeccably finished annexes with independent entrances complete the living area of this property, which can be used to accommodate friends and family or to develop as a gîte or bed and breakfast activity, for example.

The first annex, which also has an access leading to the main house, offers a lounge/library, a bedroom and a bathroom, and the second includes a living room/kitchenette, a bedroom with lounge and a shower room.

There is also a workshop, a garage, a garden shed and a carport.

The property's grounds invite you to stroll around with their well-established trees as well as numerous relaxation areas, including a beautiful heated salt water swimming pool, allowing you to make the most of the beautiful days.

The property extends to the river bank and even beyond... It also includes a charming island of about 3000m².

A beautiful property, full of charm and history, in an exceptional environment!

Gallery

