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18th century property for sale with outbuildings and 3 ha in Dordogne

Mensignac , Dordogne , Nouvelle Aquitaine



€451,500

inc. of agency fees

3 Beds 3 Baths 300 sqm 3 ha

Character property for sale with outbuildings and a pool set in 3 hectares of land located close to local shops, just 15 minutes from Marsac in the Dordogne.

At a Glance

Reference	MFH-IJLJ4LB	Near to	Perigueux	Price	€451,500
Bed	3	Bath	3	Hab.Space	300 sqm
Land	3 ha	Pool	Yes	Land Tax	N/A

Property Description

Just a few minutes from the beautiful Dordogne villages of Tocane, Lisle, and Mensignac, this delightful character property and its outbuildings sit on approximately 3 hectares of land. The land consists mainly of meadows on flat ground, with a small wooded area offering a completely unobstructed view. The property is

conveniently located close to the heart of municipalities with local shops, just 15 minutes from the commercial area of Marsac and 25 minutes from the centre of Périgueux.

Accessible by a private road, you will discover a beautifully renovated house with charm and warmth. With a living area of about 215 square meters, this home offers inviting living spaces that have been tastefully preserved and updated.

This excellent property boasts many original features, including terracotta floors, fireplaces (including a double fireplace), a stone vegetable garden, an old bread oven, exposed stone walls, and beams. The reception and dining rooms are spacious (39 sqm and 34 sqm, respectively), opening onto a landscaped courtyard and terrace with open views. The kitchen features a counter overlooking the dining room, creating a seamless flow between spaces.

A large suite with a marble fireplace and parquet flooring offers direct access to the courtyard. On the first floor, a spacious mezzanine provides opportunities for expansion (such as creating an additional bedroom), a large room with exposed beams, a fitted dressing room, and a bathroom.

This property also includes an independent guest room with a shower room and a lovely pool house/reception room with a kitchen and air conditioning, situated next to a beautifully sized, heated swimming pool. Additionally, there is a double garage with mezzanine storage and a cellar/wine cellar.

The Accommodation

The ground floor

- 39 sqm - Living room, terracotta floor, double fireplace, exposed stone and beams, old sink and garden in stone, solid wood staircase, 2 patio doors to landscaped courtyard and terrace.
- 34 sqm - Dining room, terracotta floor, fireplace, exposed stone and beams, 2 patio doors
- 17.50 sqm - Kitchen with counter on dining area, terracotta floor, old bread oven
- 2 sqm - Sas serving WC and room access
- 2 sqm WC
- 7.25 sqm - Tiled bathroom, window, vanity top, built-in mirror
- 20 sqm - Bedroom, large closets, large window (single glazing) ur courtyard, parquet, marble fireplace.

The first floor

- 43 sqm - Large mezzanine, exposed beams, parquet flooring, office and library spaces
- 3 sqm WC, hand wash
- 30 sqm - Bedroom, parquet, exposed wood frame
- 2 sqm - Corridor
- 3 sqm - Dressing #1

- 4 sqm - Dressing #2
- 9 sqm - Bathroom, bathtub, 2 sinks, parquet flooring, window.

Outside

Outbuilding 1 - 50 sqm

- Reception room with fully equipped kitchen, stone floor, walls and exposed stones, ceiling planks cérusées, reversible air conditioning, large aluminum bay.

Outbuilding 2 - 35 sqm

- Bedroom, cupboards + bathroom + WC, Electric heating.

Additional Information

- Laundry, service entrance, storage 8 sqm
- Double garage with mezzanine storage 48 sqm
- Cellar, wine cellar 5 sqm
- Swimming pool 10x5m, liner very good condition, heated, solar shower
- large terrace wood and stones 150 sqm.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€451,500

Key Information

Internal Area:	300 sqm
Land Area:	3 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes

Location: Nouvelle Aquitaine



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