



Manor

VELINES (24)

1 680 000 €



880 m²



17 pièce(s)

PROPERTY DESCRIPTION

Very beautiful manor with houses and outbuildings on 11 hectares of meadows and woods:

- Very pretty tastefully restored manor.
- 2 additional guest houses and outbuildings.
- Magnificent views of meadows and woods.
- A perfect property with 11ha of land for gite, guest rooms...
- Superb gardens with Roman pools and orchard.

Magnificent family manor in a beautiful real estate complex of more than 880 m², on an estate of more than 11 hectares, ideally located not far from Bergerac and less than an hour from the center of Bordeaux.

Access to the property is via a pretty gate opening onto a beautiful driveway and the interior courtyard of the manor.

Two additional houses, one completely renovated with swimming pool and the other to be renovated, complete the package.

The manor offers a magnificent view of the 11 hectares of meadows and woods from the swimming pool terrace. The various restorations of the whole offer a good quality with many original elements preserved, such as the old bread oven of the manor and the Roman basins.

As soon as you enter the dining room, you will notice the quality of the restoration which will be present throughout the property with many original elements preserved, such as the fireplaces, and the old bread oven.

The dining room gives access to the kitchen with a beautiful open fireplace, and also to a warm living room with a cathedral ceiling offering an old wooden frame; it benefits from a very beautiful fireplace, and access to the landscaped terrace and the large swimming pool (14*7m).

The living room is the central room of the house.

Its location allows access to both the kitchen, a large fitted library office and its 16th century fireplace as well as a first bedroom suite with terrace access.

The sleeping area on the ground floor is completed by two magnificent bedroom suites with the emphasis on historical elements such as wardrobes. The oak floors and travertine have been preserved for a quality result.

The house offers a generous, temperature-controlled wine cellar for lovers of good bottles.

On the first floor, we find the open mezzanine which overlooks the living room as well as a new bedroom suite.

On the other side of the mezzanine, we can access a large dormitory bedroom suite which could easily be shared into several rooms.

The property also includes a very beautiful, completely renovated guest house (or gite), more contemporary, with on the ground floor, a large modern kitchen with dining table and large fireplace, a large living room with wood stove (Jotul) and a suite room. Upstairs, two bedroom suites with dressing rooms, as well as a bedroom with bathroom.

This guest house benefits from its own 5/3 swimming pool with counter-current swimming and magnificent views.

A third independent stone house with blue shutters completes the ensemble but requires renovation work.

The main house houses a large closed garage for 2 cars, a kennel, and workshop. There is the possibility of creating a small apartment in the barn. Additional outbuildings are also present. Multiple possibilities for this exceptional property and its idyllic setting. Contact me for further information. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,75% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827870

Property type Manor

View Vue dégagée, sur Forêt, sur Jardin, sur Piscine

SURFACES

Living space 880 m²

Land surface 110000 m²

COMPOSITION

Number of rooms 17

DPE/GES

DPE 99

GES 25

APPENDIX

Cellar 1

Videophone Non

SERVICES

Kitchen aménagée

Swimming-pool Yes



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