



## Beautiful 18th century Maison de Maître on 1.74 hectares of land, with 5 renovated stone cottages

A wonderful property, truly epitomising the French dream...stunning manor house, large attached barn, beautiful courtyard, 2 swimming pools, tennis court and 5 renovated stone cottages

**Town:** Nr La Rochebeaucourt  
**Dept:** Dordogne  
**Plot size (m2):** 17381  
**Habitable (m2):** 810  
**Bedrooms:** 17  
**Bathrooms:** 9  
**Agent:** Joanna Leggett

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**10368JL24** € 1 390 000

Built on a rocky outcrop with lovely views across a valley, the hamlet is close to the medieval towns of Mareuil, Brantome and Angoulême. This is a glorious property that would be ideal for an investor, or a group of family members or friends all wishing for a slice of the "French dream". In brief the property firstly comprises a wonderful manor house dating from 1717, completely renovated and the permanent residence of the owners. With a total of 285m<sup>2</sup> of living space, there are spacious reception areas, 5 large bedrooms (3 with en-suite bath or shower rooms), 3 bathrooms, convertible attic of 165m<sup>2</sup>, large attached barn (155m<sup>2</sup>), 5 superb quality cottages, all with gardens and terraces used as all-year-round holiday accommodation sleeping a total of 27 guests. This property would also be ideal for a chambre d'hotes too.

Each of the 5 cottages have spacious and comfortable living quarters, all renovated to a high degree, fully furnished and equipped. Ideal for families, with private gardens or terraces, and the option of renting several gites together - Summer 2009 already has a bookings for all 5 gîtes.

The property sits on a plot of 1.74 hectares which stretches down into . . .



## La Rochebeaucourt

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