

Stunning Manor House dating from the 16th Century with 3 gites and in a perfect location.



## INFORMATION

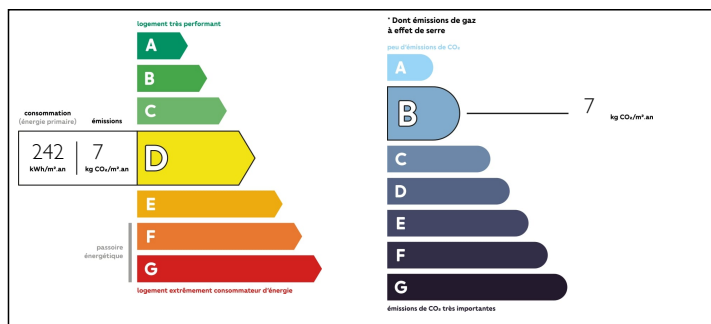
Town:	Vélines
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	475 m2
Plot Size:	7330 m2



## IN BRIEF

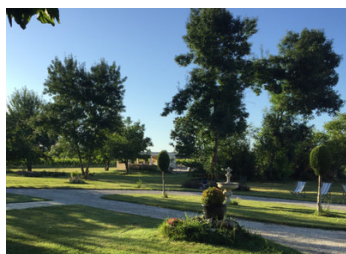
Stunning 16th Century Manor near Bordeaux/St Emilion/Bergerac is set in the most idyllic location 50 minutes east of Bordeaux , 30 minutes west of Bergerac, 20 minutes from the world heritage town of St Emilion, 10 minutes from Ste Foy La Grande with its famous Saturday market and 5 minutes from the river Dordogne. Yet it is close to all amenities, shops, doctors, vets, restaurants and pharmacy all within 3 minutes, primary schools 5 minutes and high school 10 minutes. It has panoramic views in every direction, set in 1.81 acres of flat meadow land surrounded by vineyards, fields and its own manicured private parkland. This traditional Maison de Maître oozes the charm one would expect of such a historic property but beneath its exterior lies, a property recently renovated in a more contemporary style boasting all the mod cons for today's living. The house is light and airy with high...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This historical Manor dates back to 1678 and was once the main residence of Duke Nicolas de Cazenave. It has been beautifully renovated by a firm of architects retaining period features, introducing modern comfort and ensuring superb insulation against cold/heat. Bordeaux and Bergerac airports are within easy reach with direct flights to many destinations in Europe, Canada and North Africa. The nearest train station is 3 minutes away.

This magnificent property has a total of 427m<sup>2</sup> habitable living area in a park of 7330m<sup>2</sup>, 3 superbly finished and entirely independent guest cottages as well as the Manor House. A large secluded 12X6 m low maintenance heated pool with electric security cover. You also have in the pool area a well appointed 50m<sup>2</sup> pool house with covered dining area, summer kitchen, storage room and walk-in tiled hot/cold shower at your disposal. The pool complex is perfect for entertaining friends and family.

This beautiful property is equipped to be used either as a primary residence, a second home or as a holiday home business. Many golf courses (including 2 of the best in France ), friendly tennis clubs, canoeing, horse riding, beautiful walks along the Dordogne River with popular restaurants nearby all awaiting you to be enjoyed.

The 5 luxurious bath and shower rooms serve 6 large bedrooms with spacious walk in showers, single or twin sinks, natural nonslip travertine stone and heated towel rails.

The four kitchens boast induction cookers, ovens, microwaves, dishwashers, fridge-freezers from various high-end brands as...

## NOTES