



ON THE MARKET FOR €849,975



*“Just looking at the lovely sunroom has already boosted my spirits and chased away some of the winter blues”*

– SAYS EDITOR VICKY LEIGH



I know we're still in the depths of winter but I'm already looking forward to lighter evenings and warmer weather, and if I lived in this house I'd definitely make the most of both in the lovely sunroom. Just looking at the picture has already boosted my spirits and chased away some of the winter blues, so imagine how cheerful I'd feel actually sitting in it.

Set in an impressive 65-acre estate in Dordogne's Périgord Noir, the property comprises the main manor house, which dates back to around 1750 and while it has been modernised throughout there are still

plenty of original features to please the traditionalist in me. I particularly love the exposed wooden beams, brick chimney breast and wooden floorboards in one of the four bedrooms - I'd definitely choose this one as mine. In fact the whole house matches my tastes perfectly, from the charming country-cottage kitchen to the lounge with wood-burning stove.

In addition to the main house the property also comes with three gîtes, so there's plenty of potential to generate an income here too. An eye-catching pigeonnier completes the line-up of buildings situated around an attractive

courtyard with gravel driveway, and two barns in the grounds could be used as stables or converted into extra accommodation. An 11x5m swimming pool has given me yet another reason to think longingly of summer and there's also a large lake stocked with carp and bream, while the meadows and woodland would be ideal for a post-dinner stroll.

Close to the riverside village of Le Bugue and the medieval town of Sarlat, the house is also a very convenient 45 minutes from Bergerac airport. [LF allez-francais.com](http://allez-francais.com)