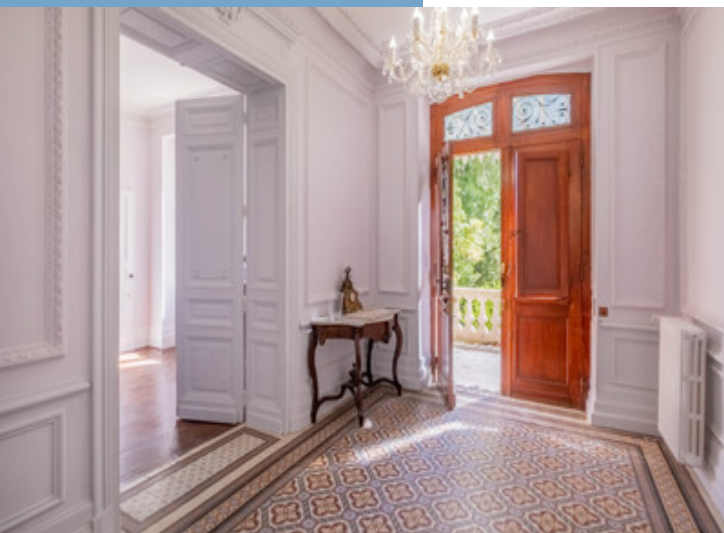




EXCEPTIONAL 19TH CENTURY RIVERSIDE CHÂTEAU, BEAUTIFULLY SITUATED IN A LIVELY BASTIDE CLOSE TO BERGERAC

EXCEPTIONAL 19TH
CENTURY RIVERSIDE
CHÂTEAU, BEAUTIFULLY
SITUATED IN A LIVELY
BASTIDE CLOSE TO
BERGE...



PROPERTY FACT FILE	
REFERENCE	A19887GJP24
PRICE	€ 1,450,000 £ 1,246,203* <small>*agency fees included: 0 % TTC to be paid by the buyer (1 620 000 EUR hors honoraires)</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	600 m ²
LAND	17616 m ²
TOWN	Eymet
DEPARTMENT	Dordogne
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Excellent condition
FEATURES	Mains Drains, Garage, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- In Eymet
- Completely renovated with swimming pool
- Fabulous business opportunity
- Exceptional wedding venue
- Grounds with romantic bridges/ponds etc

EXCEPTIONAL 19TH CENTURY RIVERSIDE CHÂTEAU, BEAUTIFULLY SITUATED IN A LIVELY BASTIDE CLOSE TO BERGE...

Ref : AI9887GJP24

An elegant property which has been lavishly restored, crystal chandeliers imported from Prague, rooms with fabulous proportions, beautiful gardens, with swimming pool, bordering a river and the proximity (on foot) of a lively medieval bastide town. The castle would make the perfect wedding venue, restaurant, hotel, B&B or

DESCRIPTIF

The Chateau is established over three floors:

GROUND FLOOR

Large Entrance Hall with original features and flooring
 Reception Room for a refreshment on arrival
 Garden lounge / games room with views of the garden and the pond
 Dining Room with original features from the 19th Century
 Grand Salon with original wall mouldings from 1895 and a majestic fireplace
 2 newly installed toilets/guest cloakrooms
 Kitchen and pantry newly installed and with access to the sunny terrace
 Self contained studio appartement with new kitchen and refurbished wet room

FIRST FLOOR

Raspberry room with prime view of the garden and spacious en suite bathroom with walk in shower
 Saffron Room with views and spacious en suite bathroom with walk-in shower
 Lavender room with original wall mouldings, garden views and spacious en-suite with walk in shower
 Coral Room with views and adjoining room and ensuite with walk-in shower
 Communal Toilet
 Anthracite Room with views and spacious en-suite with walk in shower

Suite with garden views, master bedroom with king size bed and adjoining living room, features a magnificent bathroom with bath as well as en-suite with walk in shower

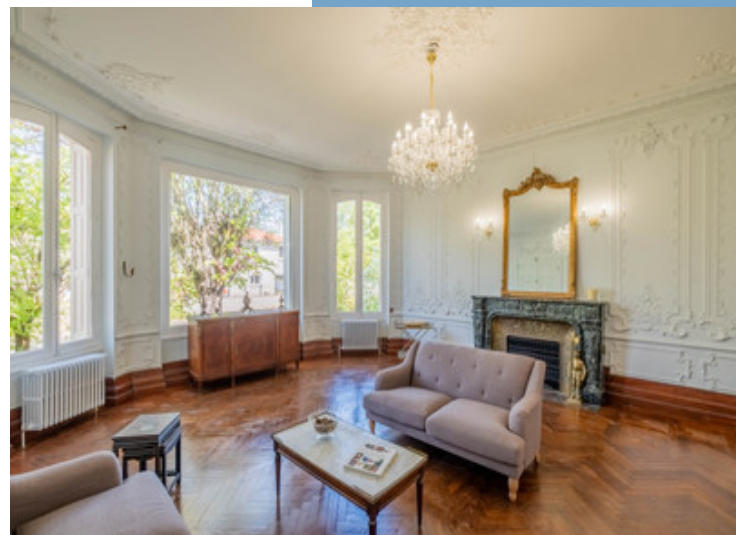
SECOND FLOOR

This floor has been completely renovated in 2022/23 with custom made double glazed windows, a new wooden floor .
 Self contained apartment with spacious bedroom and living room with shared bathroom and large bath, Library with garden views
 Large bedroom (fits 2 double beds and 4 singles) with garden views and en suite bathroo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI9887GJP24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

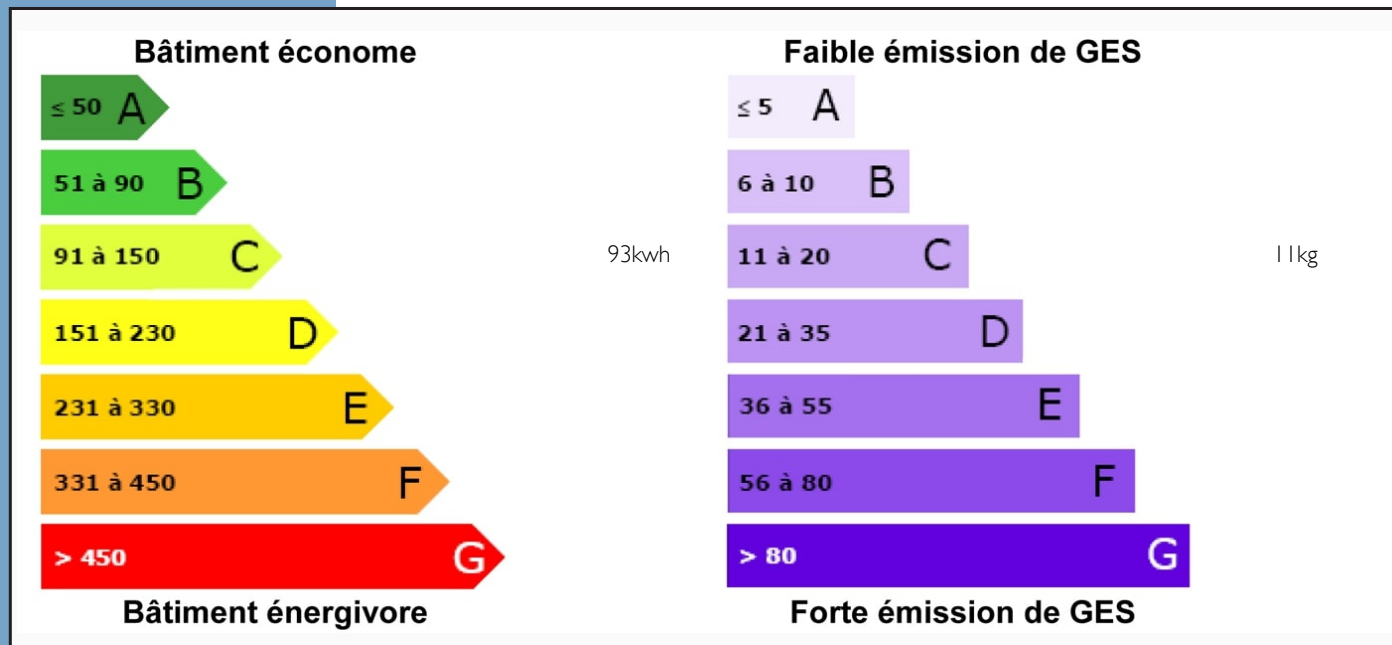
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EXCEPTIONAL 19TH
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI9887GJP24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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