



STUNNING, LIGHT, AIRY CHATEAU WITH
STUNNING PERIOD FEATURES IN A QUIET
LOCATION BUT CLOSE TO AMENITIES

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PROPERTY FACT FILE	
REFERENCE	A15994
PRICE	€ 956,800 £ 810,936* <small>*agency fees included: 4 % TTC to be paid by the buyer (920 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	640 m ²
LAND	85043 m ²
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	Dordogne
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Walking distance to shops
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning chateau
- Light and spacious
- Business opportunity/potential
- Great location
- Peaceful and tranquil

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This beautiful chateau boasts elegant rooms with period features such as high ceilings, fireplaces, original flooring, and a curved yew staircase. The chateau is flooded by light through it's many large windows. This large property offers 640m² of living space in total.

DESCRIPTIF

Ground Floor:

Main Entrance: 7.2m x 2.2m Double doors from the front garden, tiled flooring with curved wooden yew staircase

Petit Salon: 7m x 4m working fireplace, tiled flooring, 4 windows

Understairs WC

Snug /Beauru 4.2m x 4.6m fireplace and tiled floor

Grand salon/Dining room:: 6.5m x 9.5, open plan salon with stone fireplace and logburner, one step down to grand dining area - both parts of this room have windows and doors to the front and back.

Cream stone flooring.

Kitchen: 7m x 5m with built in units, island with further storage, open fireplace, cream stone flooring doors to front and back of the garden

Second hallway: 3m x 4.8m with stairs to first floor

WC with sink: 1.3 x 2.7m

Bedroom: 4.4m x 4m

Laundry room: 2.1m x 4.5m could also be made into an ensuite

2 further rooms for renovation:

Room 1: 6.5m x 3m (door to back garden)

Room 2: 6.4 m x 4.5m

1st Floor:

Large room to be renovated: 11.5m x 6.5m with 7 windows in the space

Bathroom to be renovated: 4.7m 2.9m window to front

Landing with window to front.

Further landing with 3 windows to the back garden.

Bedroom: 5.8 x 4.9 with fireplace and window to front with wooden floors

Ensuite: 3.8m x 2.1 with window

Bedroom: 5.4m x 4.9m with fireplace and window to front and wooden floors

Ensuite: 3.9 x 2.7

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15994>

COMPLETE FILE AND PHOTO ON REQUEST



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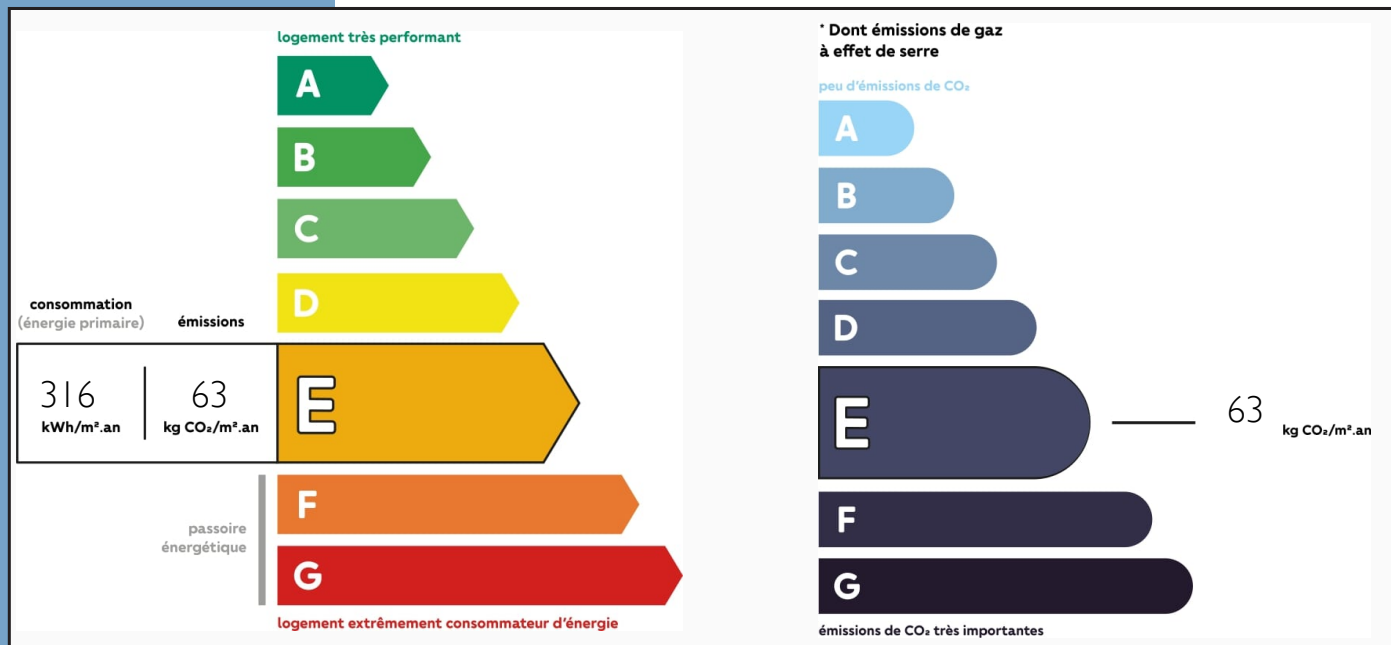
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ENERGIE-DPE

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



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CONTACT

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AND PHOTOS
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