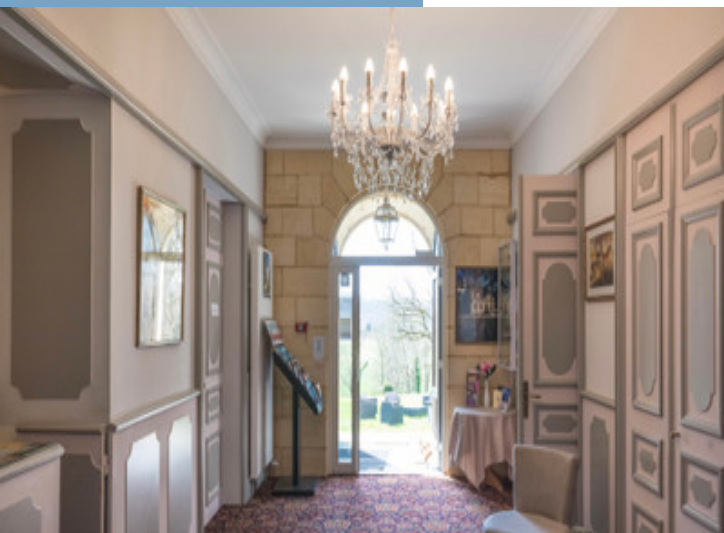
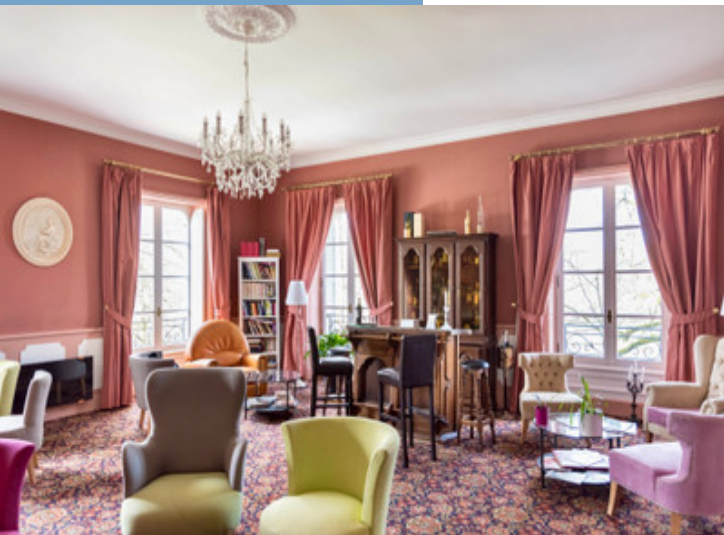




## BLACK PERIGORD - 19TH CENTURY CHATEAU WITH 23 ACRES PRIVATE GROUNDS NEAR UNESCO WORLD HERITAGE SITE.

BLACK PERIGORD - 19TH CENTURY CHATEAU WITH 23 ACRES PRIVATE GROUNDS NEAR UNESCO WORLD HERITAGE SITE...



## PROPERTY FACT FILE

REFERENCE	A18673TYS24
PRICE	€ 2,999,999 £ 2,484,899* *agency fees to be paid by the seller
BEDROOM	42
BATHROOM	40
ACCOMMODATION	2350 m <sup>2</sup>
LAND	92000 m <sup>2</sup>
TOWN	Montignac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

\*Price based on current exchange rate which is subject to change



- Prestigious location, beautifully renovated
- Walking distance to Lascaux caves
- Secluded & tranquil location
- Pool, sauna & Hot tub
- Fabulous business potential.

BLACK PERIGORD - 19TH CENTURY CHATEAU WITH 23 ACRES PRIVATE GROUNDS NEAR UNESCO WORLD HERITAGE SITE....

Ref : A18673TYS24

A rare opportunity and a complete gem for this 1860 built Napoleon III styled Chateau, fully restored in mid 1980's and tastefully enhanced by its current owners. Full renovations completed in 2015 and it now boasts 42 fully equipped bedrooms (15 in the main building and 27 in the annexe)

## DESCRIPTIF

Nestled on top of a gentle sloping hill sits this magnificent Château that has undergone extensive refurbishment in recent years.

Walking up the stone stairs to the main entrance opens into a calm and serenely decorated reception area. There is a lift/elevator that access all floors situated at the far end of the reception room.

Access to the formal salon can be found leading from the reception and from here the whole of the ground level opens up to reveal 2 large rooms currently used as dining and ballroom; 130m<sup>2</sup> & 150m<sup>2</sup> A further 3 salons which includes a bar area.

A large kitchen completes this level.

Original staircase off the kitchen leads down to the ground level which houses a billard room/storage room. Leading off from this is the gym area and behind this is the hottub, sauna and private changing cubicles. Access to the back of the Château gardens.

The bedrooms located on floors 2 & 3, with floor 3 housing split level rooms.

All rooms have ensuite bathroom and separate WC  
Bedroom sizes range from 25 m<sup>2</sup> to the apartment suites of 52 m<sup>2</sup>

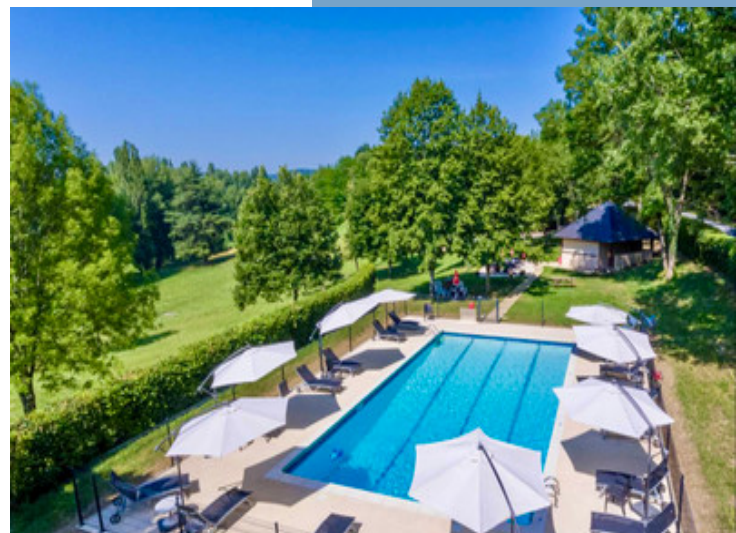
The annexe sitting to the right hand side of the Château has 27 rooms (8 having kitchens. This also includes the caretakers apartment (F3)  
The annexe rooms have flexible accommodation with its interconnecting doors and studio kitchens in some.

The grounds are vast, 23 acres and the swimming pool area can be found to the back of the annexe. Pool size is 14 x 7 and is gas heated.

Contact us to schedule an appointment for a v

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A18673TYS24>

COMPLETE FILE AND PHOTO ON REQUEST

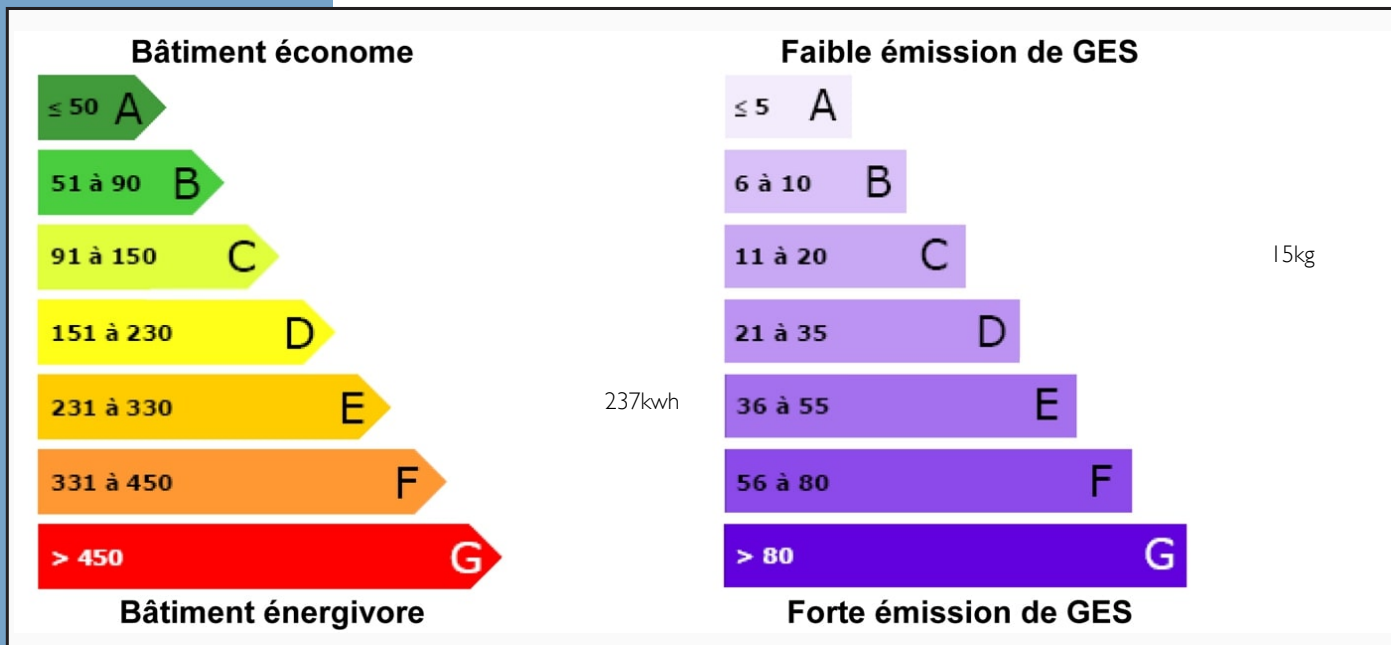


BLACK PERIGORD - 19TH CENTURY CHATEAU WITH 23 ACRES PRIVATE GROUNDS NEAR UNESCO WORLD HERITAGE SITE....

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

Ref : AI8673TYS24

## ENERGIE-DPE



## NOTICE

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

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## CONTACT

Réf : AI8673TYS24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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