



SPLENDID 16TH CENTURY CHATEAU  
OVERLOOKING THE DRONNE VALLEY. IDEAL  
FOR A COMMERCIAL/TOURISTIC PROJECT.



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CHATEAU OVERLOOKING  
THE DRONNE VALLEY.  
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PROJE...



PROPERTY FACT FILE	
REFERENCE	A29024NWO24
PRICE	€ 1,010,000 £ 851,561* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	5
ACCOMMODATION	450 m <sup>2</sup>
LAND	36555 m <sup>2</sup>
TOWN	Parcoule-Chenaud
DEPARTMENT	Dordogne
LOCATION	Village property
TYPE	
CONDITION	To be renovated, Habitable
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	







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This elegant complex has a rich history, dating back to the 13th century. Seized by the English and completely destroyed, it was rebuilt in the 16th century by François I, on the remains of the old medieval castle. Henry IV is even said to have stayed here. Renovated as a large family home in the 1930s, it has great

## DESCRIPTIF

This property features 5 lounges, 4 kitchens, 13 bedrooms and 5 shower rooms, as well as numerous outbuildings such as barns, stables, workshops, wine storehouses, cellars, a bread oven and more, set around a large landscaped park with a water mirror. To the east of the buildings, a large 12 x 6 m swimming pool, a meadow, an orchard and a beautiful wooded area complete this magnificent property.

### MANOIR

#### GROUND FLOOR

- Entrance via the main staircase (38m<sup>2</sup>)
- Reception room divided into 2 rooms (57m<sup>2</sup> and 36m<sup>2</sup>)
- Dining room (60m<sup>2</sup>)
- Kitchen (10m<sup>2</sup>)
- Study (24m<sup>2</sup>)
- Living room (43m<sup>2</sup>)
- Bathroom (7m<sup>2</sup>)
- Utility room (32m<sup>2</sup>)
- Room with bread oven (20m<sup>2</sup>)
- Shed (15m<sup>2</sup>)
- Basement cellar of approximately 300m<sup>2</sup>

#### 1st FLOOR

Right wing (to be completely renovated):

- 4 bedrooms of 15, 20.5, 21 and 30m<sup>2</sup> respectively

Left wing:

- Bedroom (25m<sup>2</sup>)
- Bedroom (20m<sup>2</sup>) with bathroom (4,2m<sup>2</sup>)
- Bedroom (14m<sup>2</sup>)

Renovated flat comprising:

- Living room (47,5m<sup>2</sup>)
- Bedroom (13m<sup>2</sup>) with shower room (3,2m<sup>2</sup>)
- Bedroom (16m<sup>2</sup>) with pigeonier access
- Bathroom (5,5m<sup>2</sup>)
- Fitted kitchen (10m<sup>2</sup>)

#### 2nd FLOOR

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29024NWO24>

COMPLETE FILE AND PHOTO ON REQUEST



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

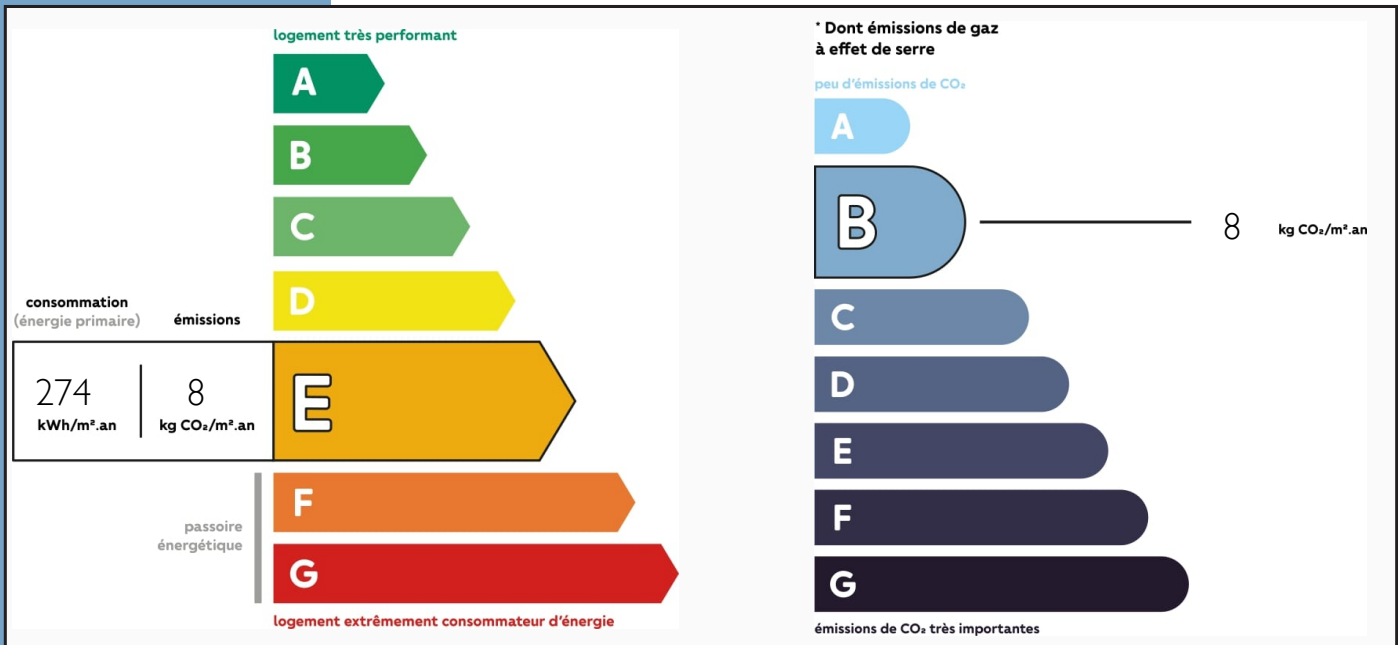
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A29024NWO24  
FILE COMPLETE  
AND PHOTOS  
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