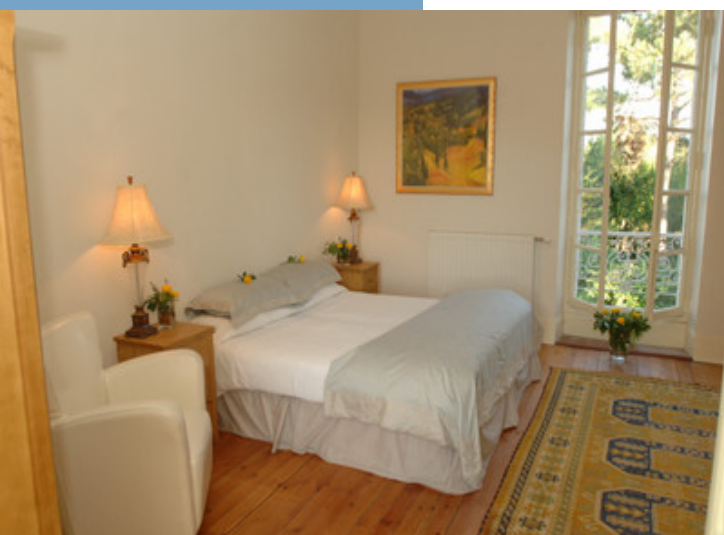




STUNNING 8-BED DORDOGNE CHÂTEAU WITH  
PERIOD CHARM, 3-BED GÎTE, BARN, POOL &  
BUSINESS POTENTIAL.

STUNNING 8-BED  
DORDOGNE CHÂTEAU  
WITH PERIOD CHARM,  
3-BED GÎTE, BARN, POOL &  
BUSINESS POTENTIAL. ...



PROPERTY FACT FILE	
REFERENCE	A15994
PRICE	€ 850,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (816 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	640 m <sup>2</sup>
LAND	85043 m <sup>2</sup>
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





- Château with gîte, pool & beautiful grounds
- Close to amenities
- Quiet spot near a vibrant village
- Perfect for horse lovers
- Ideally located near Bergerac & Bordeaux airports

STUNNING 8-BED  
DORDOGNE CHÂTEAU  
WITH PERIOD CHARM,  
3-BED GÎTE, BARN, POOL  
& BUSINESS POTENTIAL. ...

Ref : A15994

This stunning 8-bedroom château in the Dordogne offers 640m<sup>2</sup> of elegant living space with authentic period features including high ceilings, fireplaces, original flooring, and a beautiful curved yew staircase. Filled with natural light from large windows, this historic property sits on over 8 hectares of land, including a fully renovated

## DESCRIPTIF

### Ground Floor:

The main entrance (7.2m x 2.2m) welcomes you with double doors opening from the front garden onto tiled flooring and a stunning curved wooden yew staircase. Adjacent is a petit salon (7m x 4m) featuring a working fireplace, tiled floor, and four large windows that flood the room with natural light. There is also an understairs WC.

A cozy snug/office (4.2m x 4.6m) offers another fireplace and tiled flooring. The grand salon/dining room (6.5m x 9.5m) is an impressive open-plan space with a stone fireplace, log burner, cream stone flooring, and direct access to the front and back gardens through multiple windows and doors.

The kitchen (7m x 5m) features built-in units, a central island with storage, an open fireplace, and cream stone flooring, with doors leading to both the front and rear gardens.

A second hallway (3m x 4.8m) leads to stairs to the first floor, a WC with sink (1.3m x 2.7m), a bedroom (4.4m x 4m), and a laundry room (2.1m x 4.5m) which could be converted into an ensuite. Two additional rooms (6.5m x 3m and 6.4m x 4.5m) are available for renovation, one with a door to the back garden.

### First Floor:

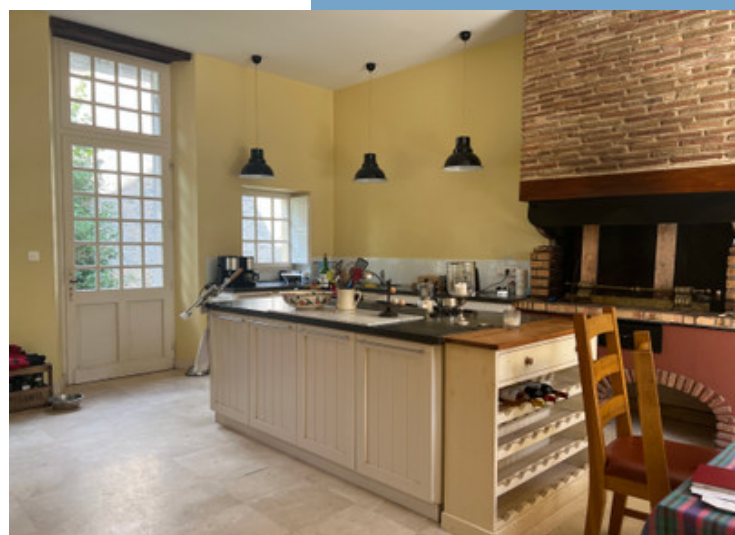
The first floor features a large room (11.5m x 6.5m) awaiting renovation, with seven windows. There is also a bathroom (4.7m x 2.9m) to renovate, with a window overlooking the front, and a landing with another front-facing window.

A further landing, with three windows overlooking the back garden, leads to two spacious bedrooms (5.8m x 4.9m and 5.4m x 4

### More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

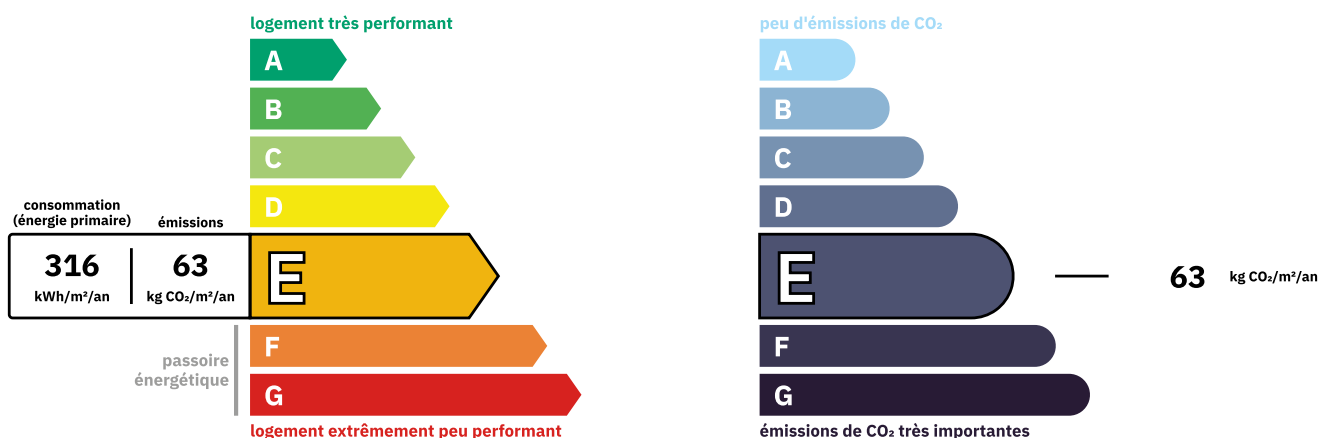
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

STUNNING 8-BED  
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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/>



Property **Energy consuming**  
Estimated annual energy costs  
between 7540 € and 10270€ for 2021

## NOTICE

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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.

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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 : AI5994  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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