LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A18673TYS24
PRICE	€ 2,940,000 £ 0* *agency fees to be paid by the seller
BEDROOM	42
BATHROOM	40
ACCOMMODATION	2350 m²
LAND	92000 m²
TOWN	Montignac
DEPARTMENT	
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





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

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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)



DESCRIPTION

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; 130m2 & 150m2
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 m2 to the apartment suites of 52 m2

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

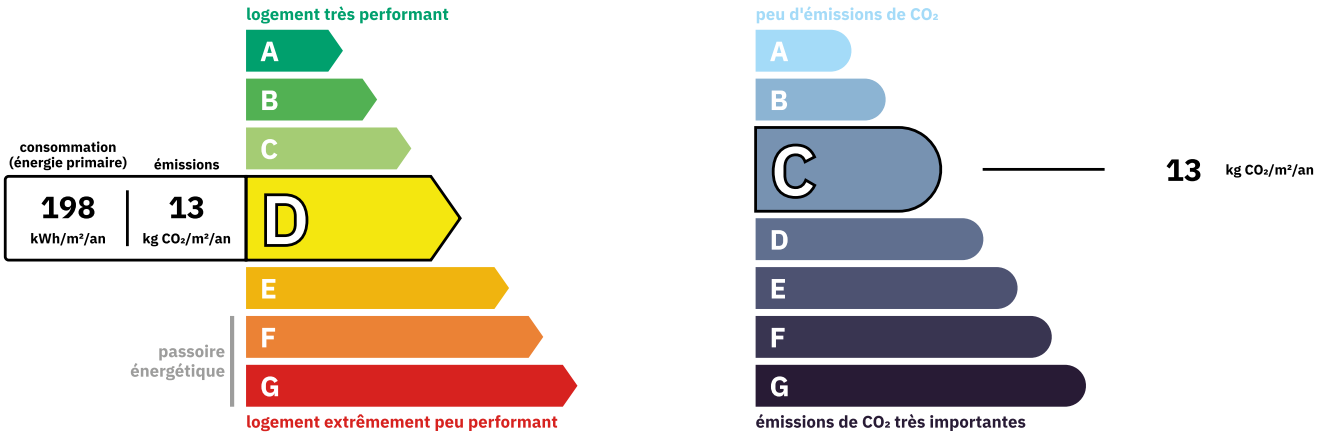
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between € and € for

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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 :A18673TYS24

FILE COMPLETE AND PHOTOS ON REQUEST

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