



AN UNSPOILT, AUTHENTIC, MEDIEVAL TO  
RENAISSANCE CASTLE WITH OUTBUILDINGS  
ABOVE A RIVER VALLEY WITHIN 25 HA.



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WITH OUTBUILDINGS  
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PROPERTY FACT FILE	
REFERENCE	A20775SUG24
PRICE	€ 1,260,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	600 m <sup>2</sup>
LAND	250000 m <sup>2</sup>
TOWN	Coulaures
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





- Totally original and authentic castle
- Stunning strategic position with views
- Interesting and differing period features
- Retaining simple and homely interior
- Approximately 62 acres of meadows and woodland

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High on 25 ha of forest and meadows is this rare and authentic stronghold of the past Comptes de Marqueyssac and home to the present family for 450 years. The main structure and roof are in good condition having been recently reviewed and restored yet maintaining a traditional mellow, aged patina dripping in history. The castle is

## DESCRIPTIF

A prestige property for those seeking historical authenticity, free of heavy exterior renovation and faithfully planned traditional interior improvements without the necessity of undoing many recent mistakes.

The castle is situated just beyond a hamlet that bears its name in a parish famous for its castles and has views over a valley, two other castles, an ancient riverside village (with castle), the confluence of two rivers, water meadows and forested hills.

### Ground floor

Kitchen with stone flagstones, carved stone sink and stone fireplace 36 m<sup>2</sup>

Vaulted stone cellar used as a utility room 28 m<sup>2</sup>

Vaulted servants office and window 13 m<sup>2</sup>

Large dining room with parquet floor and French doors onto the terrace 43 m<sup>2</sup>

Central entrance hall leading from the main tower, French doors to terrace 21 m<sup>2</sup>

Large salon with wooden panelling, stone fireplace, parquet floor and French doors onto the terrace 46 m<sup>2</sup>

Small salon with stone alcove and stone fireplace 23 m<sup>2</sup>

Small chapel 4 m<sup>2</sup>

Tower entrance hall with exterior exits 17 m<sup>2</sup>

Tower cloakroom 10 m<sup>2</sup>

W/c (tower) with washbasin 3 m<sup>2</sup>

### Tower staircase to 1st floor

Large stone staircase landing with mullion window to 1st floor 31 m<sup>2</sup>

1st floor flooring ancient Périgordine floorboards throughout in all bedrooms and corridors.

Corridor with window facing court 20 m<sup>2</sup>

1st Bedroom (in the north tower) with fireplace and window facing the valley 23 m<sup>2</sup>

Ensuite washroom with w/c, washbasin and window in corner turret 3,5 m<sup>2</sup>

Ensuite dre

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20775SUG24>

COMPLETE FILE AND PHOTO ON REQUEST



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

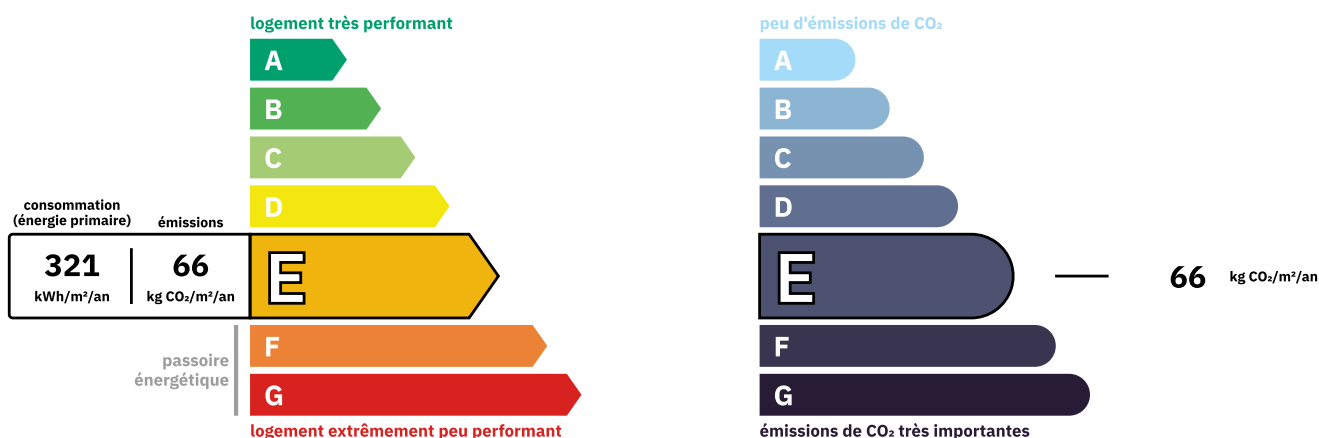
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CASTLE WITH OUTBUILDING  
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## ENERGIE-DPE

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 9540 € and 12970€ for 2021

## NOTICE

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

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## CONTACT

Réf : A20775SUG24  
FILE COMPLETE  
AND PHOTOS  
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