



SUPERB 16TH CENTURY CHÂTEAU WITH 5  
BEDROOMS, 1 GITE, 1 SWIMMING POOL,  
VARIOUS BUILDINGS AND POND WITH SPRING,

SUPERB 16TH CENTURY  
CHÂTEAU WITH 5  
BEDROOMS, 1 GITE, 1  
SWIMMING POOL,  
VARIOUS BUILDINGS AND  
POND WI...



## PROPERTY FACT FILE

REFERENCE	A34467CGI24
PRICE	€ 1,260,000 £ 0*
	*agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	585 m <sup>2</sup>
LAND	22176 m <sup>2</sup>
TOWN	Saint-Marcel-du-Périgord
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage

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



- Nice renovation done
- Close to all amenities and Bergerac
- Outbuildings to be converted
- Park, nature, pond, spring, meadow
- Charming old world

SUPERB 16TH CENTURY CHÂTEAU WITH 5 BEDROOMS, 1 GITE, 1 SWIMMING POOL, VARIOUS BUILDINGS AND POND WI...

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Magnificent early 16th century estate comprising a family chateau, gite, carport, garage, workshop and summer kitchen with hammam/spa, all set in 2.2 hectares of parkland with meadow, spring and pond.

This beautiful property is just a few minutes from the popular village of

## DESCRIPTION

Estate comprising several buildings in parkland of over 2.2 ha, with a pond with a small stream and a spring.

Beautifully appointed, perfectly maintained property.

The chateau with approx. 420 m<sup>2</sup> of living space comprises:

### GROUND FLOOR:

Veranda (14m<sup>2</sup>), boiler room (7m<sup>2</sup>), fitted kitchen, (28m<sup>2</sup>), dining room with fireplace (30m<sup>2</sup>), wine cellar (17m<sup>2</sup>), utility room (9m<sup>2</sup>), entrance hall (17m<sup>2</sup>), bathroom with washbasin (4m<sup>2</sup>), separate wc (2m<sup>2</sup>) and cinema room (37m<sup>2</sup>).

### 1st floor:

Billiard room (23m<sup>2</sup>), lounge/dining room with beautiful old fireplace (40m<sup>2</sup>), study with underfloor heating (9m<sup>2</sup>), en suite bedroom 1 (shower room, wc and washbasin) (33m<sup>2</sup>), bedroom 2 (21m<sup>2</sup>), bedroom 3 (16m<sup>2</sup>), bathroom (shower, bath and 2 basins) (9m<sup>2</sup>), separate wc (2m<sup>2</sup>)

### 2nd floor:

Large en-suite bedroom 4 (shower and wc) (38m<sup>2</sup>), large bedroom 5 (30m<sup>2</sup>) and games room (19m<sup>2</sup>).

Most of the property is double-glazed, heated by a heat pump and has a compliant septic tank.

The château has retained its authentic features such as tiled floors, mouldings, beams and stonework.

Three terraces surround the château and there is also a carp pond.

The 14 x 6.5 metre saltwater swimming pool is secure and has a large deck and a dovecote used as a diving board.

The poolhouse contains a kitchen area, a room, a separate toilet and a sauna/hammam shower.

The gîte is a converted barn.

### GROUND FLOOR:

Living/dining room with fitted kitchen (50m<sup>2</sup>), bathroom with wc, washbasin and shower (10m<sup>2</sup>)

### 1st floor:

En-suite bedroom and...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A34467CGI24>

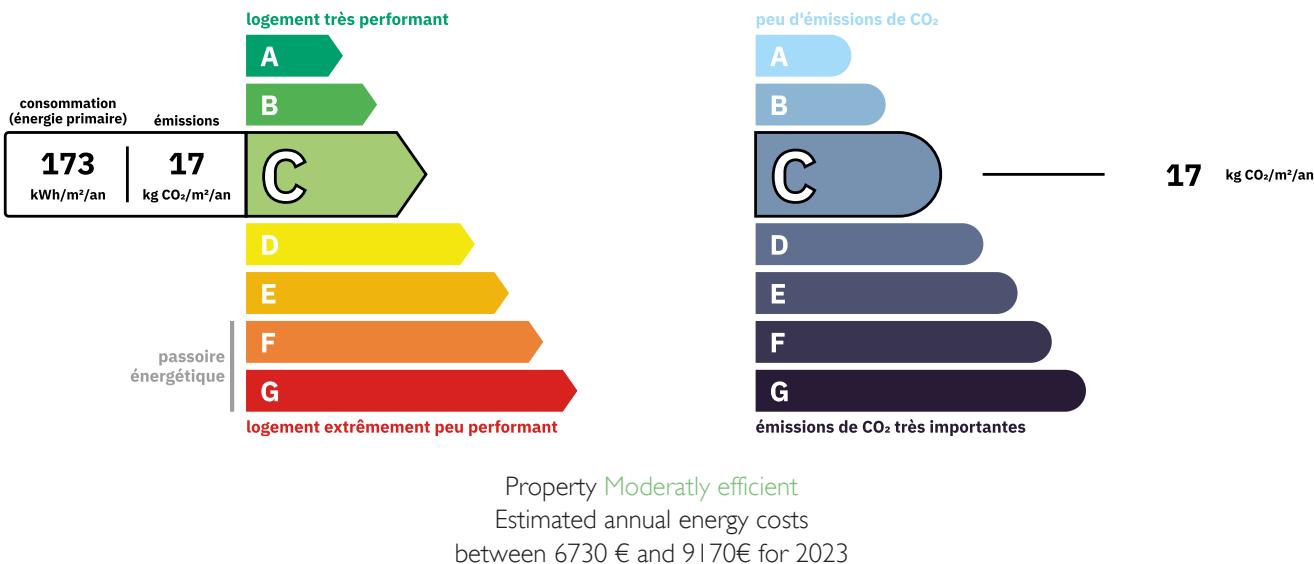
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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