LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

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





PROPERTY FACT FILE

REFERENCE	A34467CGI24
PRICE	€ 929,500 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (1 000 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	585 m²
LAND	22176 m²
TOWN	Saint-Marcel-du-Périgord
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- 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...

Ref : A34467CGI24

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 m2 of living space comprises:
GROUND FLOOR:
Veranda (14m2), boiler room (7m2), fitted kitchen, (28m2), dining room with fireplace (30m2), wine cellar (17m2), utility room (9m2), entrance hall (17m2), bathroom with washbasin (4m2), separate wc (2lm2) and cinema room (37m2).
1st floor:
Billiard room (23m2), lounge/dining room with beautiful old fireplace (40m2), study with underfloor heating (9m2), en suite bedroom 1 (shower room, wc and washbasin) (33m2), bedroom 2 (21m2), bedroom 3 (16m2), bathroom (shower, bath and 2 basins) (9m2), separate wc (2m2)
2nd floor:
Large en-suite bedroom 4 (shower and wc) (38m2), large bedroom 5 (30m2) and games room (19m2).
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 (50m2), bathroom with wc, washbasin and shower (10m2)
1st floor:
En-suite bedroom and...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34467CGI24

COMPLETE FILE AND PHOTO ON REQUEST

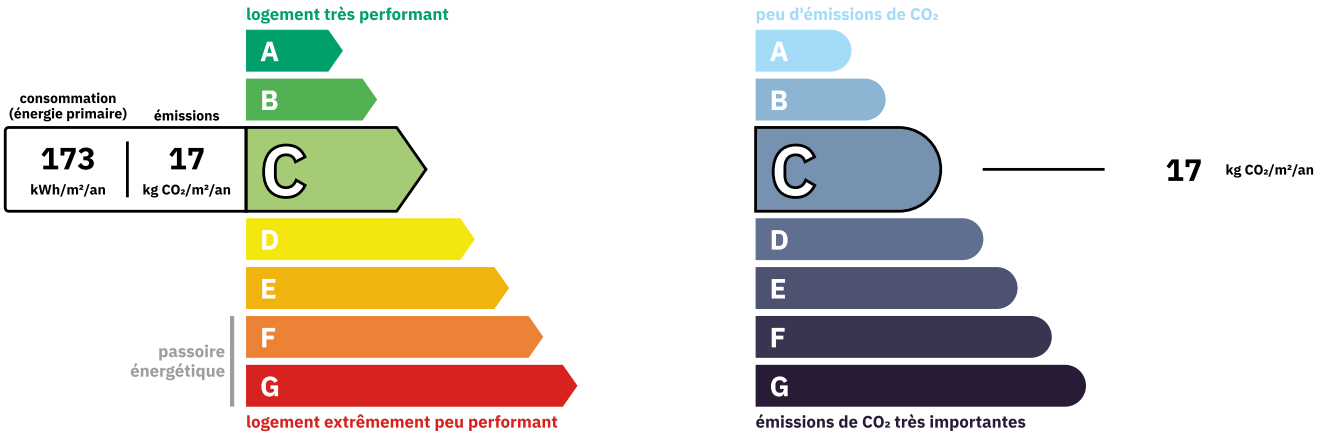
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A34467CGI24

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 6730 € and 9170€ for 2023

NOTICE

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

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A34467CGI24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr