

PETIT CHATEAU IMMACULATELY DECORATED WITH AN ADDITIONAL LONG HOUSE AND POOL. IDEAL BUSINESS OPPORTUNITY

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PROPERTY FACT FILE

REFERENCE	A38928TEC33
PRICE	€ 1,166,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	9
ACCOMMODATION	428 m²
LAND	20837 m²
TOWN	Saint-André-et-Appelles
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Maître
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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





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- Beautiful Chateau set in it's own park
- Huge rental potential or perfect 2nd family home
- Close to Bergerac, St Emilion and Bordeaux
- Beautifully decorated, light and airy Chateau
- not overlooked yet close to amenities

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This beautifully restored Petit Château offers the perfect balance of historic charm and modern luxury. The main residence features elegant interiors with period details, complemented by newly renovated shower rooms and tasteful décor throughout.

DESCRIPTION

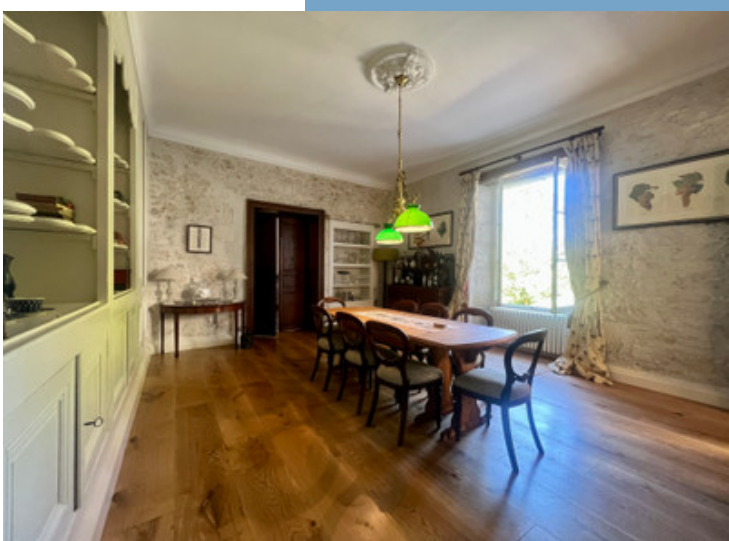
Immaculately Presented Petit Château with Business Potential

Set at the end of a tree-lined driveway, this immaculately presented Petit Château is a true gem in the Dordogne, beautifully renovated while retaining an abundance of original features. Every corner reflects timeless charm combined with modern comfort, creating a residence that is both elegant and welcoming.



On the ground floor, the living spaces flow gracefully, designed with both family life and entertaining in mind. A charming kitchen sets the heart of the home, complemented by a separate dining room perfect for hosting dinner parties. A versatile downstairs bedroom or office offers flexibility for guests or work-from-home living. The property also boasts a large salon, ideal for gatherings, and a smaller, more intimate salon — a cosy retreat for quieter moments.

Upstairs, the accommodation continues to impress. The master bedroom enjoys a bright and spacious feel, complete with a stylish Jack & Jill en-suite shower room, shared with Bedroom 3. Both rooms are perfectly suited for comfort and convenience. Bedroom 4 and Bedroom 5 each benefit from their own private en-suite shower rooms, while an additional shower room is available off the corridor. Bedroom 6 completes this delightful arrangement, ensuring ample space for family and guests alike.



Descending to the cellar, you will find a large laundry and boiler room, offering excellent utility space, alongside a traditional wine cellar, adding to the auth...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38928TEC33

COMPLETE FILE AND PHOTO ON REQUEST

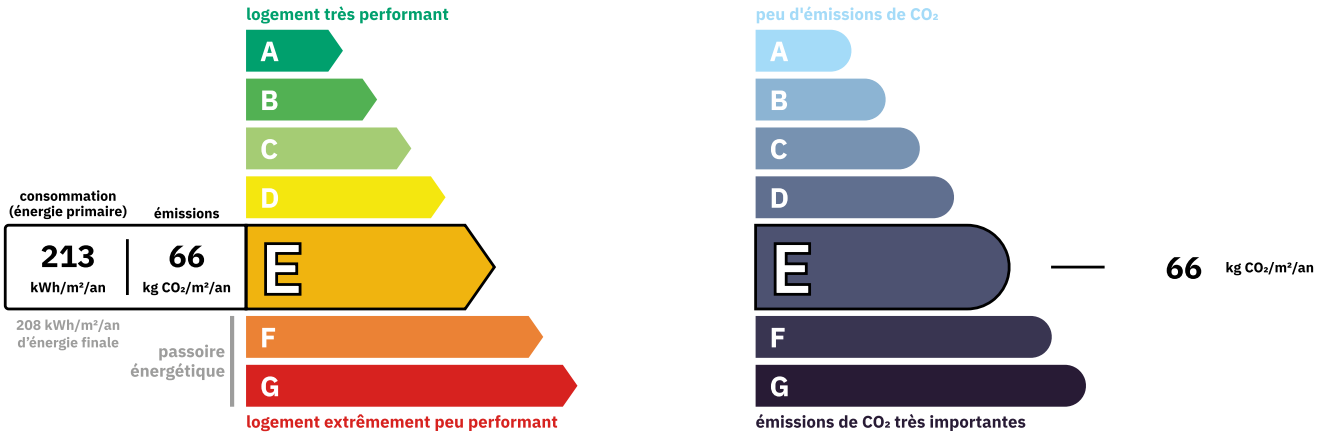
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 11420 € and 15510€ 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.

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CONTACT

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