LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# EXCEPTIONAL CASTLE WITH MEDIEVAL CHARM, IN THE HEART OF THE PÉRIGORD NOIR, COMBINING HISTORY AND ELEGANCE

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A40927ENC24 |
| PRICE | € 3,180,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (3 000 000 EUR hors honoraires) |
| BEDROOM | 32 |
| BATHROOM | 32 |
| ACCOMMODATION | 2600 m² |
| LAND | 1063767 m² |
| TOWN | Condat-sur-Vézère |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Gîtes, Hotel, Equestrian |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Private parking |

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





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- Exceptional Historical and Architectural Heritage
- Magnificent Natural Setting
- Comfort and Accommodation Capacity
- Leisure Facilities and Amenities
- Strategic and Tourist Location

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Built in the 12th and 15th centuries, Château de la Fleunie, in a medieval style, is nestled at the heart of a 106-hectare estate of parks and forests, overlooking the Vézère Valley, a UNESCO World Heritage Site.



# DESCRIPTION

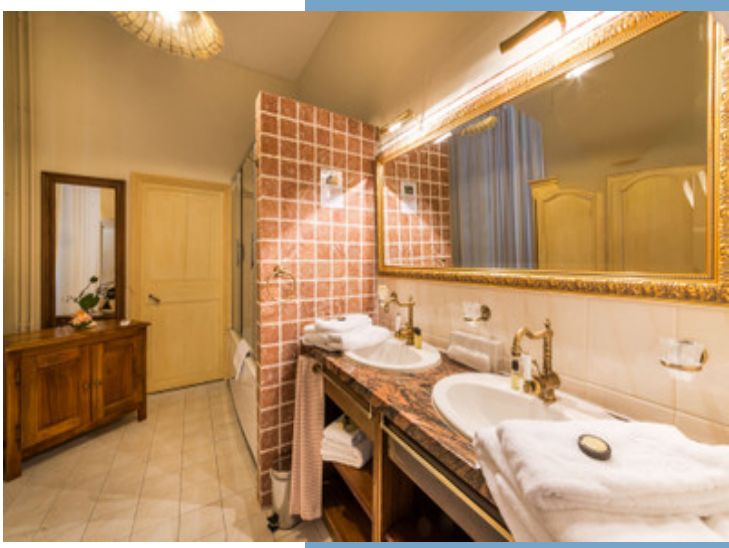
This château, whose history is intertwined with that of the Dordogne and the Périgord Noir, is both a heritage site and a haven of tranquility, offering privacy and comfort to its visitors.

The Château de la Fleunie enjoys a strategic location combining serenity, accessibility, and proximity to the region's treasures. Just 10 minutes from the A89 motorway, it is easily reachable from Périgueux (40 minutes) or Brive (30 minutes), with the airport and all amenities close at hand. Local shops and services ensure everyday convenience, while enthusiasts of heritage and nature can explore nearby iconic sites such as the Lascaux caves, the Padirac Chasm, Sarlat, surrounding castles, as well as La Petite Filolie and Sauvebœuf.



Wing A
Ground floor
Two spacious dining rooms can accommodate family banquets, weddings, or seminars. The adjoining reception room, with direct access to the main staircase, is ideal for private receptions, cocktails, or events. A bar, a versatile lounge, and modern restrooms complete this welcoming space.

First floor (R+1)
Five sumptuous bedrooms open onto panoramic views of the valley and surrounding woods, each with a private bathroom and separate toilet. Exposed beams and large windows provide medieval charm while ensuring contemporary comfort.



Wing B
Ground floor
This wing combines functionality and elegance with two kitchens (including a professional kitchen), a cold storage room, an office, and an adjoining dining room.

First floor (R+1)
Four...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40927ENC24

COMPLETE FILE AND PHOTO ON REQUEST

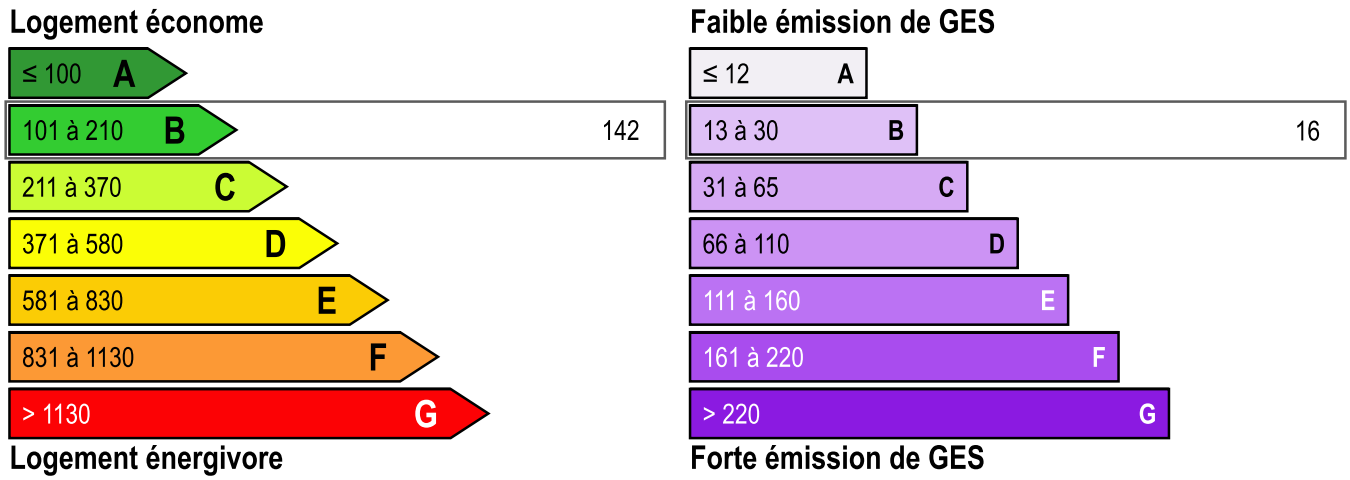
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




# NOTICE

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

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# CONTACT

Réf :A40927ENC24

FILE COMPLETE AND PHOTOS ON REQUEST

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