LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING 8-BED DORDOGNE CHÂTEAU WITH PERIOD CHARM, 3-BED GÎTE, BARN, POOL & BUSINESS POTENTIAL.

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PROPERTY FACT FILE

REFERENCE	A15994
PRICE	€ 780,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	640 m²
LAND	85043 m²
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Château with gîte, pool & beautiful grounds
- Close to amenities
- Quiet spot near a vibrant village
- Perfect for horse lovers
- Ideally located near Bergerac & Bordeaux airports

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Characterful 8-Bedroom Château with Gîte & Outbuildings in the Dordogne – Full of Potential

Nestled in over 8 hectares of peaceful countryside, this charming 8-bedroom château offers 640m² of spacious, light-filled living with an

DESCRIPTION

Elegant 8-Bedroom Château with Gîte, Pool and Outbuildings – Dordogne

Set within over 8 hectares of rolling Dordogne countryside, this beautiful 18th-century château offers approximately 640m² of living space and retains many original features. With sympathetic renovations carried out over the years, the property is comfortable and full of character, yet still offers exciting potential for further restoration. A rare opportunity to live in and enjoy a historic French home while gradually completing your vision.



On the ground floor, the main entrance hall (around 16m²) welcomes you through double doors, with traditional tiled flooring and a magnificent curved yew staircase. To one side is the petit salon (28m²), a bright and elegant room with a working fireplace and four large windows. Nearby, a snug or office (approximately 19m²) also features a fireplace and tiled floors, making it a cosy retreat or workspace.

The grand salon and dining room (around 62m²) is an impressive open-plan space with a beautiful stone fireplace, a log burner, and French doors opening to both the front and rear gardens, ideal for entertaining. The kitchen (35m²) is equally spacious, fitted with built-in units, a central island with storage, cream stone flooring, and a large open fireplace. It, too, enjoys access to both the front and back gardens.

A secondary hallway (14m²) leads to a bedroom (18m²), a WC with sink (3.5m²), and a utility room (9.5m²) that could easily be transforme...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A15994

COMPLETE FILE AND PHOTO ON REQUEST

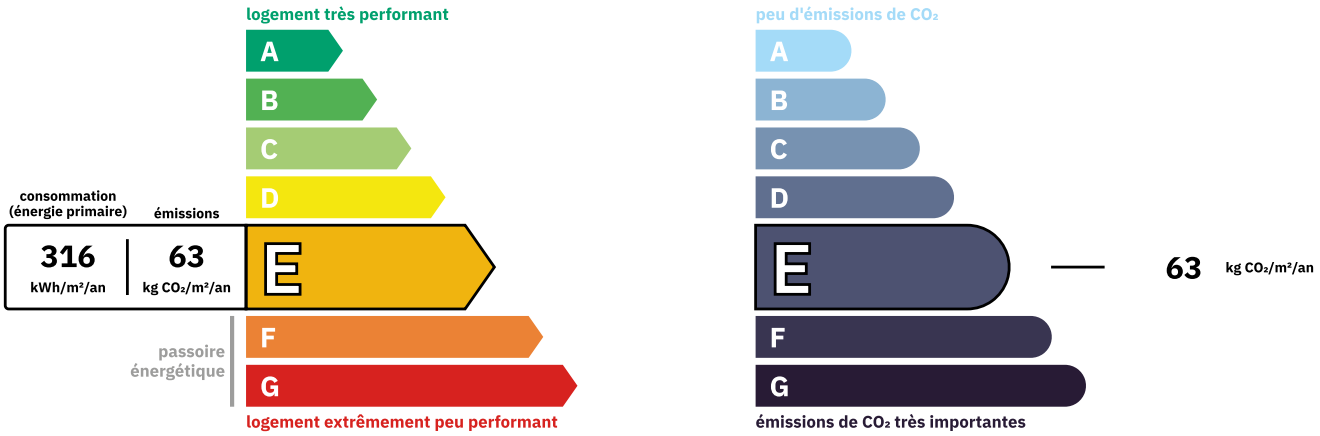
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 7540 € and 10270€ for 2021

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 :A15994

FILE COMPLETE AND PHOTOS ON REQUEST

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