



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* <small>*agency fees included: 0 % TTC to be paid by the buyer (816 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	640 m ²
LAND	85043 m ²
TOWN	Saint-Méard-de-Gurçon
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 087001 15151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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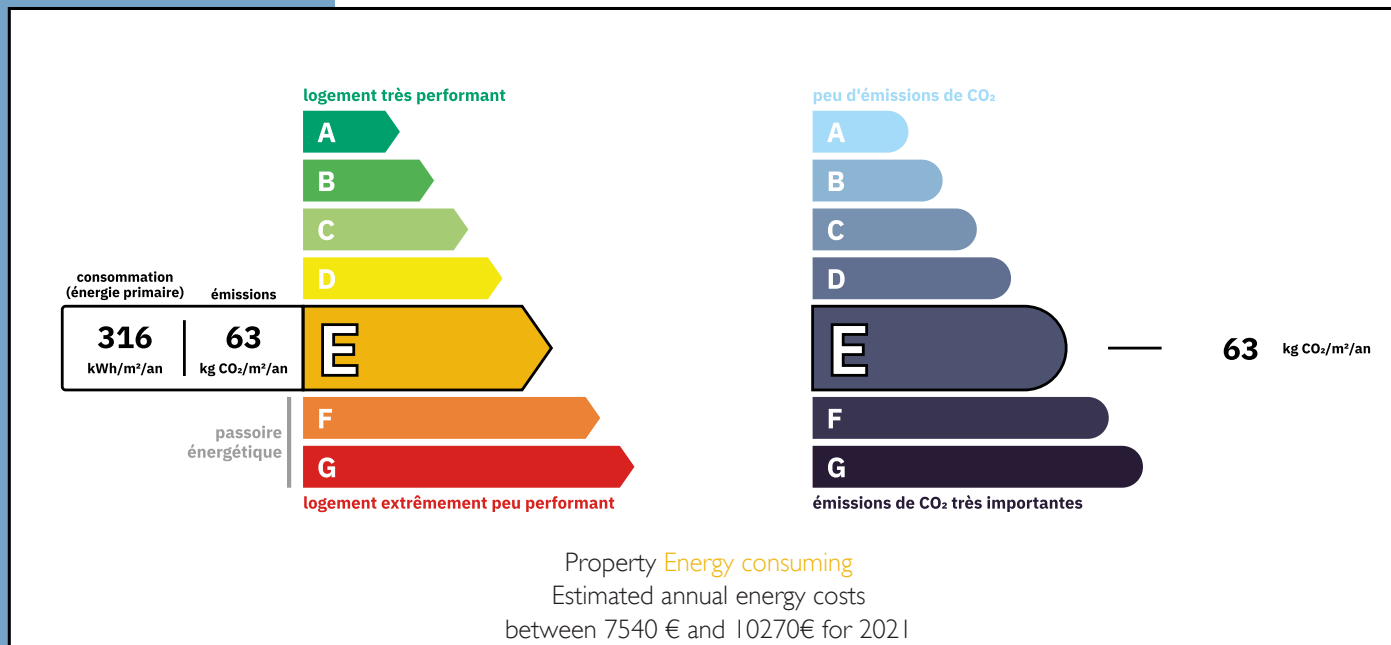
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : AI5994

ENERGIE-DPE



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CONTACT

Réf :AI5994
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

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

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