LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AN UNSPOILT, AUTHENTIC, MEDIEVAL TO RENAISSANCE CASTLE WITH OUTBUILDINGS ABOVE A RIVER VALLEY WITHIN 25 HA.

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

AN UNSPOILT, AUTHENTIC, MEDIEVAL TO RENAISSANCE CASTLE WITH OUTBUILDINGS ABOVE A RIVER VALLEY WITHIN...





PROPERTY FACT FILE

REFERENCE	A20775SUG24
PRICE	€ 1,150,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	2
ACCOMMODATION	600 m²
LAND	350000 m²
TOWN	Coulaures
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Detached

*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

- Totally original and authentic castle
- Stunning strategic position with views
- Interesting and differing period features
- Retaining simple and homely interior
- Approximately 62 acres of meadows and woodland

AN UNSPOILT, AUTHENTIC, MEDIEVAL TO RENAISSANCE CASTLE WITH OUTBUILDINGS ABOVE A RIVER VALLEY WITHIN...

Ref : A20775SUG24



High on 25 ha of forest and meadows is this rare and authentic stronghold of the past Comptes de Marqueyssac and home to the present family for 450 years. The main structure and roof are in good condition having been recently reviewed and restored yet maintaining a traditional mellow, aged patina dripping in history. The castle is

DESCRIPTION

A prestige property for those seeking historical authenticity, free of heavy exterior renovation and faithfully planned traditional interior improvements without the necessity of undoing many recent mistakes.

The castle is situated just beyond a hamlet that bears its name in a parish famous for its castles and has views over a valley, two other castles, an ancient riverside village (with castle), the confluence of two rivers, water meadows and forested hills.



Ground floor
Kitchen with stone flagstones, carved stone sink and stone fireplace 36 m²
Vaulted stone cellar used as a utility room 28 m²
Vaulted servants office and window 13 m²
Large dining room with parquet floor and French doors onto the terrace 43 m²
Central entrance hall leading from the main tower, French doors to terrace 21 m²
Large salon with wooden panelling, stone fireplace, parquet floor and French doors onto the terrace 46 m²
Small salon with stone alcove and stone fireplace 23 m²
Small chapel 4 m²
Tower entrance hall with exterior exits 17 m²
Tower cloakroom 10 m²
W/c (tower) with washbasin 3 m²



Tower staircase to 1st floor
Large stone staircase landing with mullion window to 1st floor 31 m²
1st floor flooring ancient Périgordine floorboards throughout in all bedrooms and corridors.
Corridor with window facing court 20 m²
1st Bedroom (in the north tower) with fireplace and window facing the valley 23 m²
Ensuite washroom with w/c, washbasin and window in corner turret 3,5 m²
Ensuite dre...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A20775SUG24

COMPLETE FILE AND PHOTO ON REQUEST

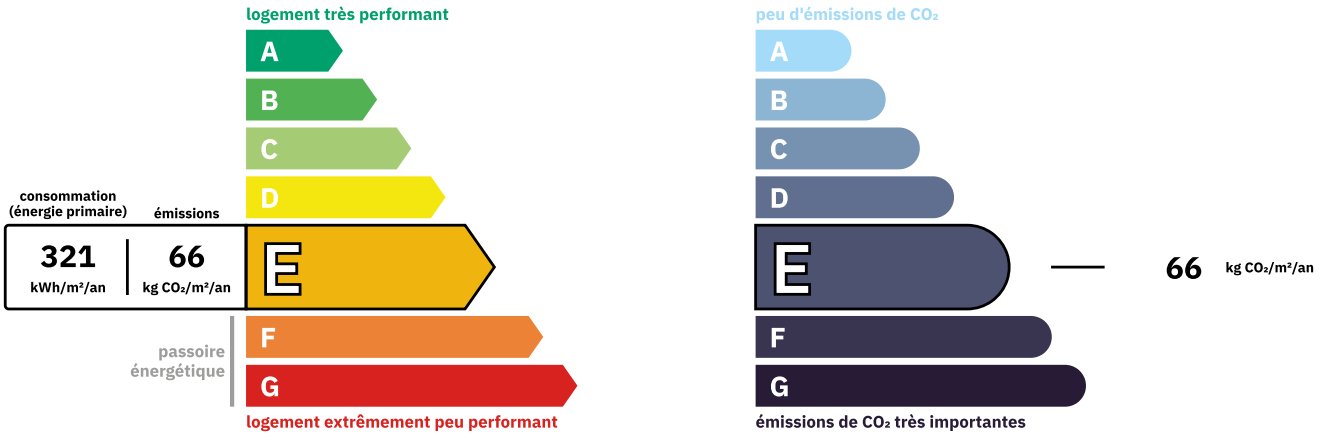
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

AN UNSPOILT, AUTHENTIC, MEDIEVAL TO RENAISSANCE CASTLE WITH OUTBUILDING ABOVE A RIVER VALLEY WITHIN...

Ref : A20775SUG24

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 9540 € and 12970€ 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 :A20775SUG24
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: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr