



SUPERB 16TH CENTURY CHÂTEAU WITH 5  
BEDROOMS, 1 GITE, 1 SWIMMING POOL,  
VARIOUS BUILDINGS AND POND WITH SPRING,



SUPERB 16TH CENTURY  
CHÂTEAU WITH 5  
BEDROOMS, 1 GITE, 1  
SWIMMING POOL,  
VARIOUS BUILDINGS AND  
POND WI...



PROPERTY FACT FILE	
REFERENCE	A34467CGI24
PRICE	€ 1,260,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	585 m²
LAND	22176 m²
TOWN	Saint-Marcel-du-Périgord
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- Nice renovation done
- Close to all amenities and Bergerac
- Outbuildings to be converted
- Park, nature, pond, spring, meadow
- Charming old world

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Magnificent early 16th century estate comprising a family chateau, gite, carport, garage, workshop and summer kitchen with hammam/spa, all set in 2.2 hectares of parkland with meadow, spring and pond.

This beautiful property is just a few minutes from the popular village of

## DESCRIPTION

Estate comprising several buildings in parkland of over 2.2 ha, with a pond with a small stream and a spring.  
Beautifully appointed, perfectly maintained property.

The chateau with approx. 420 m2 of living space comprises:

GROUND FLOOR:

Veranda (14m2), boiler room (7m2), fitted kitchen, (28m2), dining room with fireplace (30m2), wine cellar (17m2), utility room (9m2), entrance hall (17m2), bathroom with washbasin (4m2), separate wc (21m2) and cinema room (37m2).

1st floor:

Billiard room (23m2), lounge/dining room with beautiful old fireplace (40m2), study with underfloor heating (9m2), en suite bedroom 1 (shower room, wc and washbasin) (33m2), bedroom 2 (21m2), bedroom 3 (16m2), bathroom (shower, bath and 2 basins) (9m2), separate wc (2m2)

2nd floor:

Large en-suite bedroom 4 (shower and wc) (38m2), large bedroom 5 (30m2) and games room (19m2).

Most of the property is double-glazed, heated by a heat pump and has a compliant septic tank.

The château has retained its authentic features such as tiled floors, mouldings, beams and stonework.

Three terraces surround the château and there is also a carp pond.

The 14 x 6.5 metre saltwater swimming pool is secure and has a large deck and a doveote used as a diving board.

The poolhouse contains a kitchen area, a room, a separate toilet and a sauna/hammam shower.

The gîte is a converted barn.

GROUND FLOOR:

Living/dining room with fitted kitchen (50m2), bathroom with wc, washbasin and shower (10m2)

1st floor:

En-suite bedroom and...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34467CGI24>

COMPLETE FILE AND PHOTO ON REQUEST

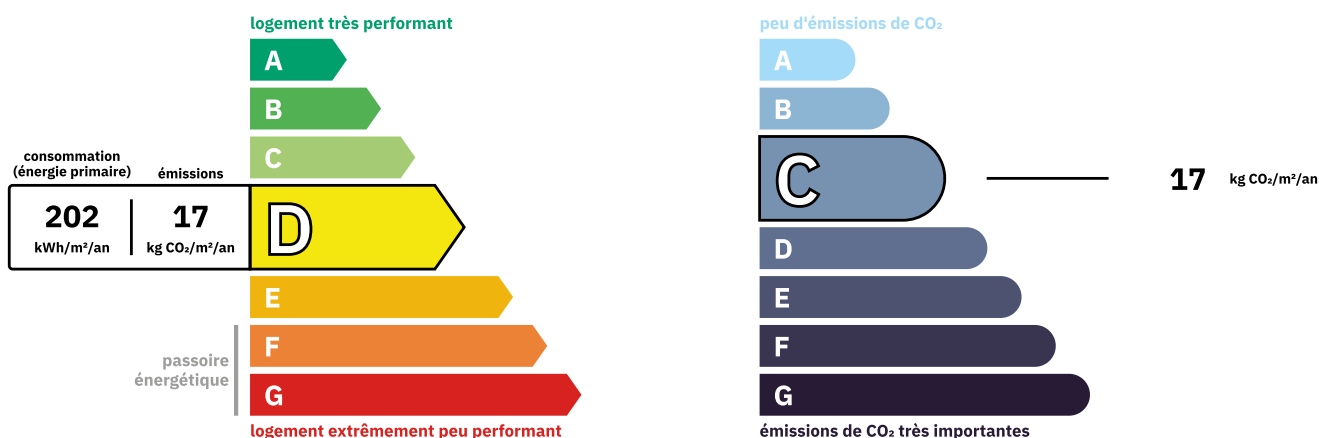


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 6730 € and 9170€ for 2023

## NOTICE

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

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## CONTACT

Réf : A34467CGI24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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