



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

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PROPERTY FACT FILE	
REFERENCE	A40927ENC24
PRICE	€ 3,723,000 £ 0* *agency fees to be paid by the seller
BEDROOM	32
BATHROOM	32
ACCOMMODATION	2600 m <sup>2</sup>
LAND	1063767 m <sup>2</sup>
TOWN	Condat-sur-Vézère
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, Hotel, Equestrian
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- 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

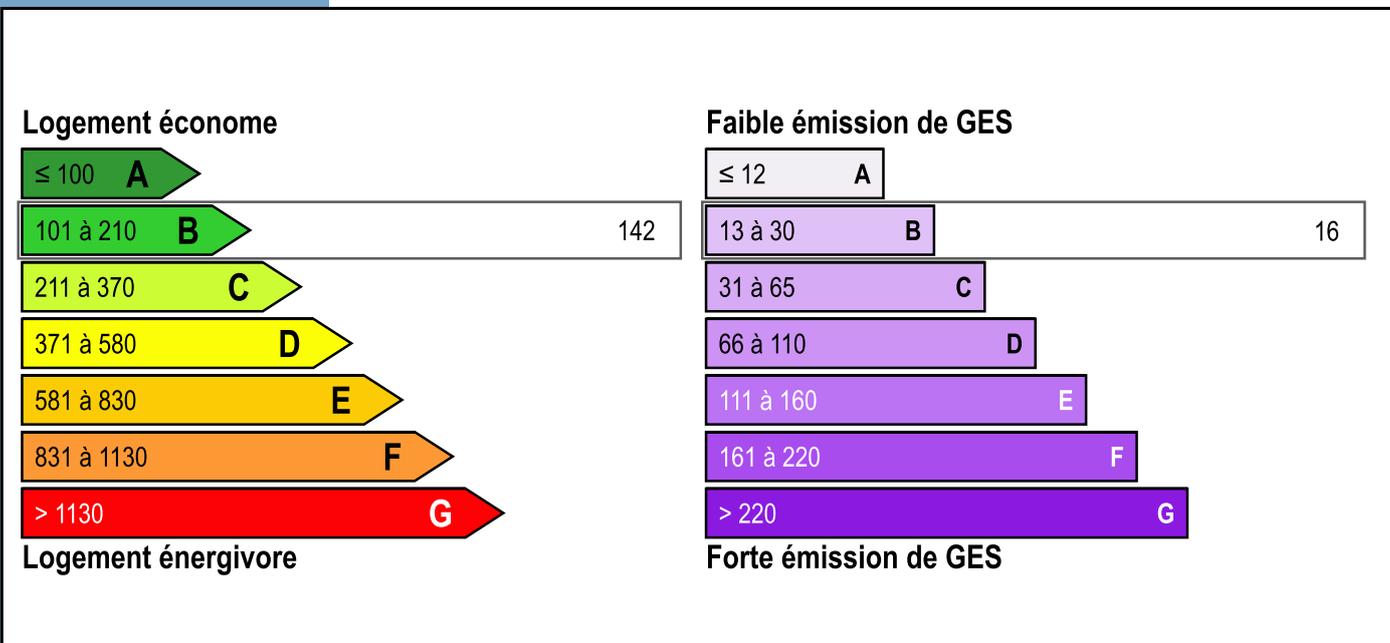


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A40927ENC24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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