LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A40927ENC24
PRICE	€ 3,180,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (3 000 000 EUR hors honoraires)
BEDROOM	32
BATHROOM	32
ACCOMMODATION	2600 m²
LAND	1063767 m²
TOWN	Condat-sur-Vézère
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, Hotel, Equestrian
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- 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

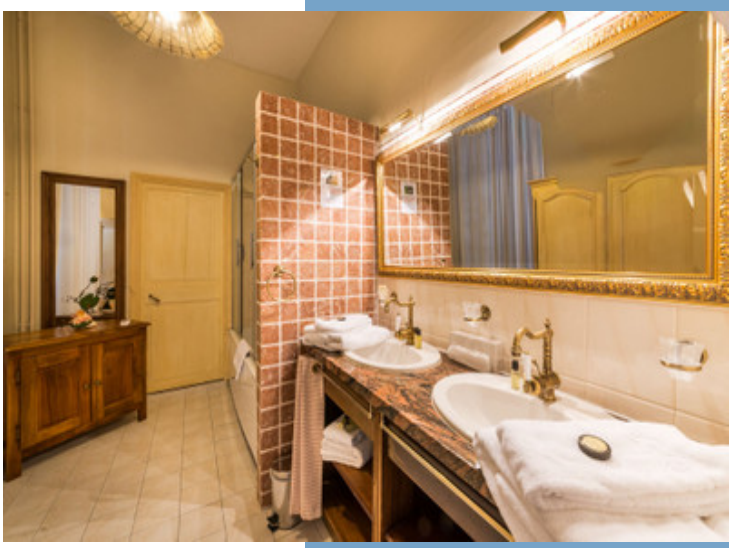
This château, whose history is intertwined with that of the Dordogne and the Périgord Noir, is both a heritage site and a haven of tranquility, offering privacy and comfort to its visitors.

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

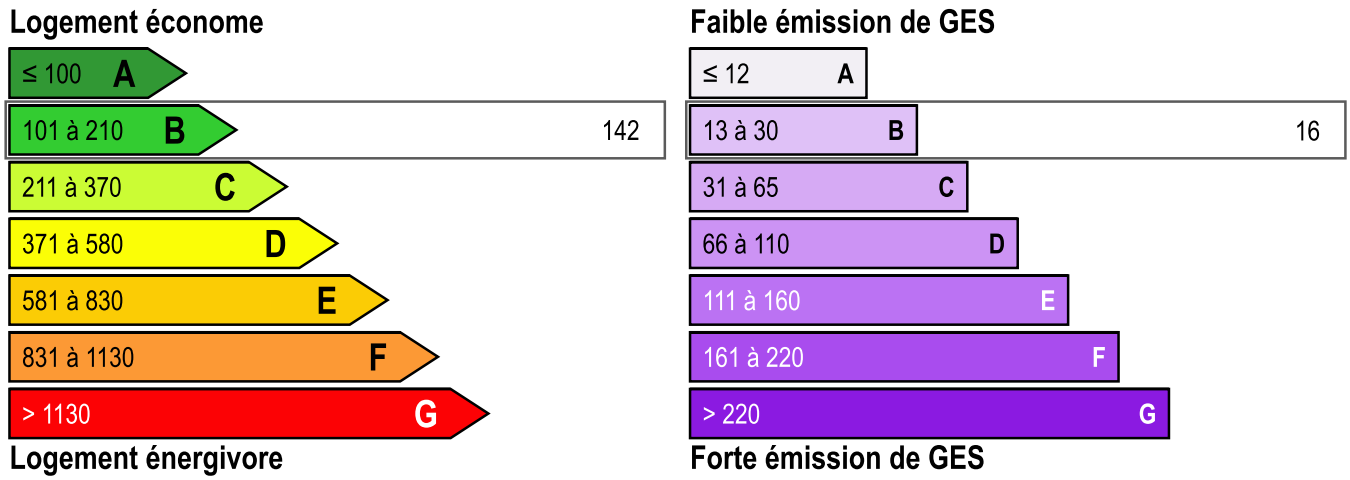
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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.

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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 :A40927ENC24

FILE COMPLETE AND PHOTOS ON REQUEST

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