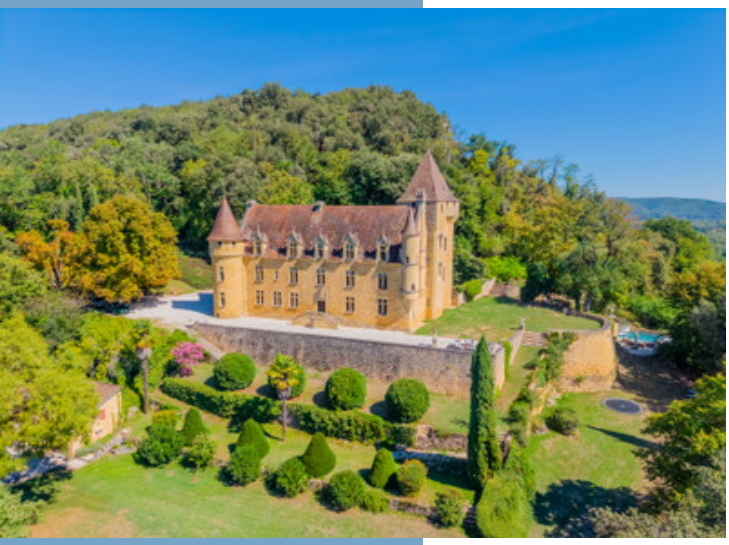


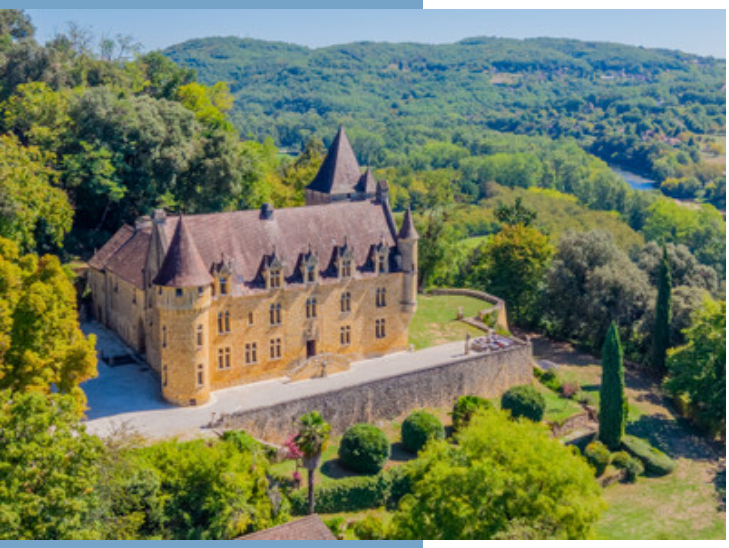
RARE LUXURY HISTORIC CHATEAU AND ESTATE IN THE HEART OF THE GOLDEN TRIANGLE OF THE DORDOGNE, NEAR SARLAT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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www.leggettprestige.com

RARE LUXURY HISTORIC CHATEAU AND ESTATE IN THE HEART OF THE GOLDEN TRIANGLE OF THE DORDOGNE, NEAR SA...





PROPERTY FACT FILE

REFERENCE	A46063KEF24
PRICE	€ 4,500,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (4 326 924 EUR hors honoraires)
BEDROOM	17
BATHROOM	17
ACCOMMODATION	1021 m²
LAND	194582 m²
TOWN	Carlux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Spectacular location perched above the Dordogne
- Exceptionally private with commanding river views
- Meticulously renovated to perfection throughout
- Historic grandeur and contemporary luxury living
- Extraordinary beauty privacy, history and presence

RARE LUXURY HISTORIC CHATEAU AND ESTATE IN THE HEART OF THE GOLDEN TRIANGLE OF THE DORDOGNE, NEAR SA...

Ref : A46063KEF24

A rare opportunity to acquire one of the Dordogne's finest private chateaux and its estate in the heart of the prestigious Golden Triangle, just minutes from Sarlat-la-Canéda.
Perched high above the breathtaking Dordogne Valley, this exceptional château is an extraordinarily private estate of rare beauty



DESCRIPTION

A Rare Historic Château Estate in the Heart of the Dordogne's Golden Triangle

This extraordinary château presents a rare opportunity to acquire one of the Dordogne's most remarkable historic estates, set in the heart of the prestigious Périgord Noir.

With its fairy-tale turrets, elegant courtyards, magnificent reception rooms and breathtaking panoramic views, this exceptional château is far more than a residence, it is a legacy to be preserved and enjoyed for generations.

Opportunities to acquire an estate of such historical significance, architectural beauty and exceptional scale are extraordinarily rare. Few properties anywhere in Europe offer such a profound sense of history, place and prestige.

Perched high above the sweeping Dordogne Valley, the château commands an extraordinary private setting of exceptional beauty, combining centuries of history with refined contemporary luxury.

Nestled within 19.46 hectares of landscaped gardens, woodland and parkland, just minutes from Sarlat-la-Canéda, this magnificent estate seamlessly blends medieval grandeur with contemporary six-star comfort.



The principal château extends to approximately 678m² and offers nine sumptuous bedroom suites, each with its own luxurious en-suite bathroom, two formal dining rooms, a magnificent vaulted kitchen, pantry, laundry room, an impressive 64m² library, a fully equipped gym, and a heated swimming pool with pool house.

The estate is further enhanced by a beautifully renovated f...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46063KEF24
COMPLETE FILE AND PHOTO ON REQUEST

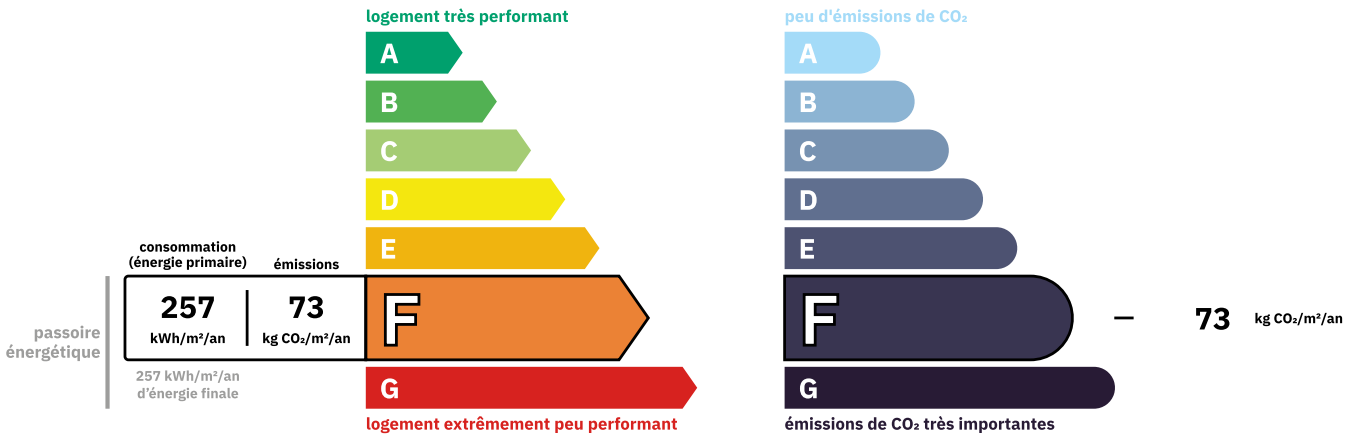
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 20 € and 27€ 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 :A46063KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

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