

Large mansion house overlooking the Dordogne with guest house and pool with grounds of 1 Hectare.



INFORMATION

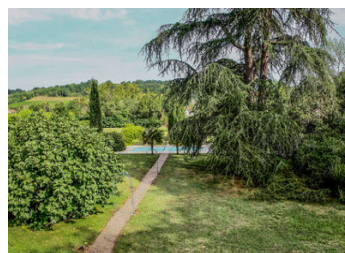
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	12
Bath:	10
Floor:	570 m2
Plot Size:	11955 m2

IN BRIEF

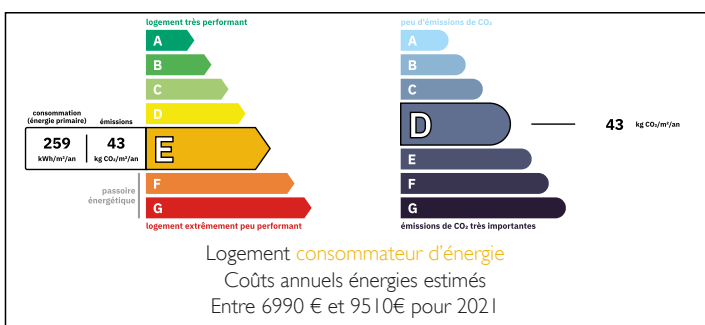
Built in the late 19th century, this elegant property has more than 500 m² of living space on three levels with high ceilings complete with rose moldings, old tiles or parquet on the floor. With several reception rooms, and 8 bedrooms (most with en suite), the chateau is ideal as a spacious guest house and was formerly a hotel. It needs some renovation work and most bathrooms need to be updated.

In addition to the chateau, there is also an independent 4 bed/2 bath guest house (150M2) and several outbuildings.

Outside, the landscaped gardens have mature trees, a large heated swimming pool, and many attractive features such as a pergola and a fish pond. The garden ends at the green slopes of the right bank of the Dordogne river. The chateau is 25mins drive from Bergerac airport and 1 and...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2075 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor, the large entrance hall (which is in perfect symmetry with the main path through the gardens) opens on both sides on two living rooms with fireplaces. Further along is a third room that can be used as a games room or studio; a bedroom with bathroom, and the kitchen with back kitchen, cellar and boiler room.

The first and second floors each have four bedrooms, all with an en-suite shower room or bathroom.

The property has ample parking, is connected to mains drainage and mains gas and is within walking distance to all that Sainte Foy La Grande has to offer including a railway station to Bordeaux. Bergerac is only 20 minutes away by car.

Measurements:

GROUND FLOOR

Entrance hall: 23,60m²

Reception room 1 : 37m²

Reception room 2-TV room: 26m²

Reception room 3: 28m²

Laundry Room: 26m²

Bathroom: 10,50m²

Dining room: 28m²

Kitchen/dining: 23m²+16m²

Back kitchen: 9m²

Cellar: 12,75m²

WC

Heating room

1st FLOOR

Landing: 10m²

Ensuite Bedroom 1: 25m²+bathroom 10,50m²

Ensuite Bedroom 2: 15m²

Bedroom 3: 37m²

Ensuite Bedroom 4: 26m²

Bedroom with bathroom to renovate: 35m²

2nd FLOOR

Landing: 12,60m²

4 Ensuite bedrooms: 14, 22, 13, 17m²