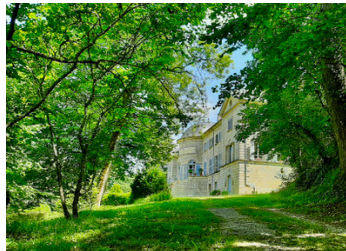
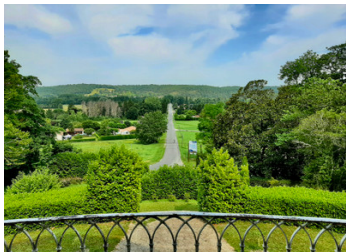


Tastefully renovated 18th century listed classical castle in the Dordogne with 9 bedrooms.



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Périgueux
Department:	Dordogne
Bed:	9
Bath:	9
Floor:	1000 m2
Plot Size:	90000 m2

## IN BRIEF

Magnificent XVIII century castle, classified 'Monument Historique' and restored in the neo-classical style, situated in the Dordogne.

Occupying a privileged position, it benefits from a panoramic view of the valley and the village of Escoire (12km from Périgueux) - A unique opportunity for this splendid castle, which has been thoroughly renovated with careful respect and perfectly maintained.

A neo-classical style building of the period, a beautiful set of reception rooms: (lounge 50m2, dining room 47m2, a rotunda 47m2). On the first floor there is a set of 8 parental bedrooms and a studio.

A janitor's house to restore, 1 hangar, 3 garages, 1 large swimming pool (18\*10).

Great potential for Bed and Breakfast, Gites or

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 habitation: EUR

## NOTES

## DESCRIPTION

Magnificent restored XVIII neo-classical castle.

This castle will seduce you with its neo-classical architecture. Its beautiful volumes entirely renovated with taste and care offers a strong potential for professional activity.

Built on the first floor over a semi-buried basement, it offers a series of reception rooms or cellars.

Accessible on the ground floor, the reception rooms follow one another with charm.

On the first floor, there are 8 bedrooms in a row, each with its own bathroom and a studio.

On the 2nd floor, the attic can be entirely converted.

You will be able to enjoy the swimming pool 18\*10, on spring water in a calm frame in the middle of the greenery.

Large professional industrial kitchen to renovate. It was used to prepare 250 meals.

The various outbuildings (janitor's houses, garages, cottages) let imagine multiple possibilities and a strong potential.

Do not hesitate to come and see this place which will not leave you indifferent...

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