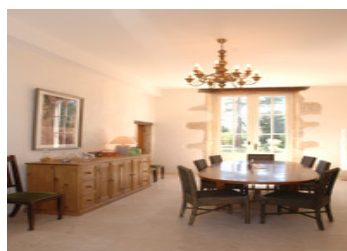


Stunning 8-bed Dordogne château with period charm, 3-bed gîte, barn, pool & business potential.



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Méard-de-Gurçon |
| Department: | Dordogne              |
| Bed:        | 8                     |
| Bath:       | 7                     |
| Floor:      | 640 m2                |
| Plot Size:  | 85043 m2              |



## IN BRIEF

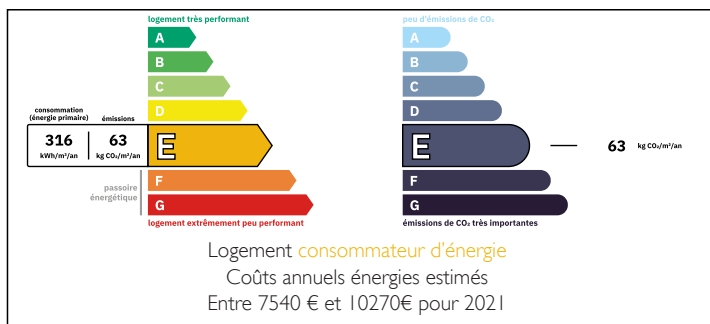
Characterful 8-Bedroom Château with Gîte & Outbuildings in the Dordogne – Full of Potential

Nestled in over 8 hectares of peaceful countryside, this charming 8-bedroom château offers 640m<sup>2</sup> of spacious, light-filled living with an abundance of original features: high ceilings, fireplaces, traditional flooring, and a stunning curved yew staircase.

While many updates have already been made—including the installation of central heating and a beautifully renovated 3-bedroom gîte—there is still scope for further restoration. This is a fantastic opportunity to breathe new life into a historic property and create a truly special home or business.

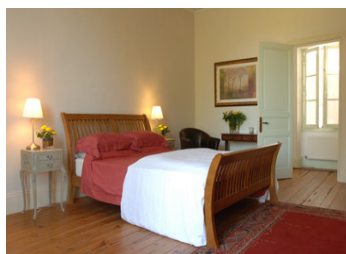
The estate also includes a large stone barn

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Elegant 8-Bedroom Château with Gîte, Pool and Outbuildings – Dordogne

Set within over 8 hectares of rolling Dordogne countryside, this beautiful 18th-century château offers approximately 640m<sup>2</sup> of living space and retains many original features. With sympathetic renovations carried out over the years, the property is comfortable and full of character, yet still offers exciting potential for further restoration. A rare opportunity to live in and enjoy a historic French home while gradually completing your vision.

On the ground floor, the main entrance hall (around 16m<sup>2</sup>) welcomes you through double doors, with traditional tiled flooring and a magnificent curved yew staircase. To one side is the petit salon (28m<sup>2</sup>), a bright and elegant room with a working fireplace and four large windows. Nearby, a snug or office (approximately 19m<sup>2</sup>) also features a fireplace and tiled floors, making it a cosy retreat or workspace.

The grand salon and dining room (around 62m<sup>2</sup>) is an impressive open-plan space with a beautiful stone fireplace, a log burner, and French doors opening to both the front and rear gardens, ideal for entertaining. The kitchen (35m<sup>2</sup>) is equally spacious, fitted with built-in units, a central island with storage, cream stone flooring, and a large open fireplace. It, too, enjoys access to both the front and back gardens.

A secondary hallway (14m<sup>2</sup>) leads to a bedroom (18m<sup>2</sup>), a WC with sink (3.5m<sup>2</sup>), and a utility room (9.5m<sup>2</sup>) that could easily be transformed into an ensuite. Two additional rooms measuring 20m<sup>2</sup> and 29m<sup>2</sup> respectively offer excellent...