

**UNDER OFFER\*** enchanting Château, 16th century, tower, barn, apartment, pool. Events hall. 74 acres - Dordogne



## INFORMATION

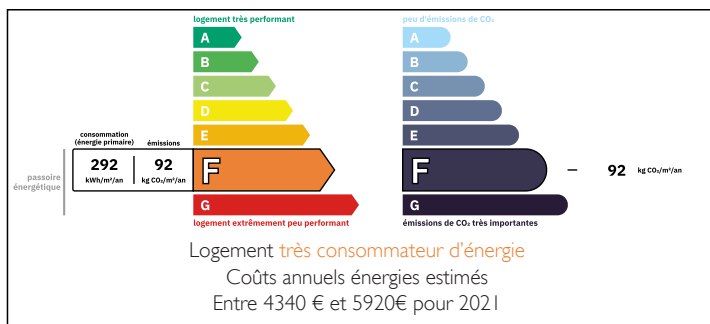
|             |           |
|-------------|-----------|
| Town:       | Thiviers  |
| Department: | Dordogne  |
| Bed:        | 11        |
| Bath:       | 6         |
| Floor:      | 623 m2    |
| Plot Size:  | 307328 m2 |

## IN BRIEF

An exquisite chateau set in an idyllic setting and just a short way from a market town with all amenities and a train station. A double gated entrance, in and out, leads to the chateau and the outbuildings. There is a front lawn with stunning mature cypress trees and mature planting and to the side aspect there is a detached tower with its own round turret housing a two bedroom apartment, a pool with pool terrace and pool house for entertaining, the barn with first floor apartment and large entertainment hall and, to the rear aspect, an old 9 hole golf course and lovely views over the Dordogne countryside. Set in an idyllic setting, this chateau has always been a favourite of mine and should be on your viewing list! The airport of Limoges can be...



## 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.



## DESCRIPTION

CHATEAU. 386m2

GROUND FLOOR

Lounge 44m2 (stone flooring, staircase to 1st floor)

Turret room - Office/library 21,67m2 (fireplace, dual aspect, oak staircase to mezzanine library)

Separate wc 2,2m2 (wc, hand basin, tiled, window to side)

Formal dining room/séjour 37,7m2 (wood flooring, dual aspect, 2 x French doors to garden)

Hallway 4,6m2 (wood flooring, front aspect, staircase to 1st floor)

Separate wc

Turret room - Dining room 18,9m2 (wood flooring, front aspect, built-in cupboard)

Kitchen 29,25m2 (tiled flooring, doors to side and rear aspect, door to pantry)

Pantry (window to rear aspect)

FIRST FLOOR

Landing 4,7m2 (staircase to 2nd floor)

Turret - Bedroom 1 - 19,8m2 (dual aspect)

En-suite 2,17m2 (wc, hand basin)

Bathroom 16,76m2 (half sunk bath, two hand basins, balcony 15m2)

Separate wc 4m2 (wc, bidet, hand basin, rear aspect, tiled floor)

Master Bedroom 2 - 36,54m2 (dual aspect, door to Jack and Jill wc, fireplace)

Walk through hall 4,4m2 (rear aspect, door to landing)

Dressing room 6,66m2 (floor to ceiling cupboards and hanging space, front aspect)

Landing 20m2 (staircase, side aspect, door to library)

Turret room - Mezzanine Library (oak panelled, staircase down to office)

SECOND FLOOR

Landing 12,95m2

Shower room 4,86m2 (shower, wc, hand basin, side aspect)

Turret - Bedroom 3 - 20m2 (windows to front aspect, 4.4m high ceiling)

Hall 19,9m2 (windows to front aspect)

## LOCAL TAXES

Taxe foncière: 4890 EUR

Taxe habitation: EUR

## NOTES