

Medieval chateau on a private estate of 172 acres, manor house, 5 cottages, extensive outbuildings - Dordogne



INFORMATION

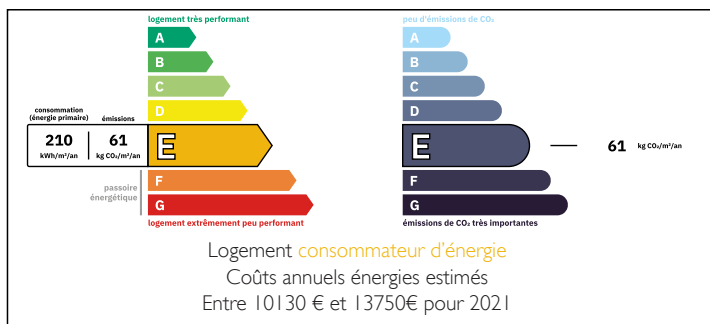
Town:	Thiviers
Department:	Dordogne
Bed:	24
Bath:	4
Floor:	863 m2
Plot Size:	700000 m2



IN BRIEF

A rare opportunity to purchase virtually an entire village in the Perigord Vert. The estate has an imposing 16 bedroom chateau, stone built manor house and several cottages and outbuildings. There is enormous potential for development for anyone wanting to escape to the countryside and enjoy life in rural France.

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

The chateau has an elevated position with far reaching views.

On the ground floor the principal rooms are;

Entrance 17m² with flagstone floor

Kitchen 32m²

Dining room 48m²

Library 46m²

Salon 72m² with oak panelling and stone fireplace

Tower room 38m²

There are various other rooms including an office, laundry and bathroom

1st floor

There are 7 large bedrooms most with basins or en-suite facilities.

2nd floor

There are a series of smaller bedrooms and a vast attic and access in to the roof.

The chateau has had part of the roof replaced (the tower and the witches hat) and the zinc work. The wood structure of the main chateau roof seems to be in a good condition however, there are a couple of large leaks that would require attention and some smaller leaks.

Manor house.

The manoir is located behind the chateau and comprises :

Ground floor

Kitchen 21m²

Back kitchen 12.5

Dining room 33m² with terracotta tiled floor and stairs leading to first floor

Living room 37m² with exposed stone and beams and feature fireplace

Office 10m²

WC

1st Floor

Master bedroom 24m² with ensuite shower room 7m² recently fitted with walk in shower, wc and basin.

LOCAL TAXES

Taxe foncière: 9810 EUR

Taxe habitation: EUR

NOTES