

Fabulous 4 bedroom 1st-2nd floor apartment and garden in a famous Napoléonic chateau with far reaching views

EXCLUSIVE



INFORMATION

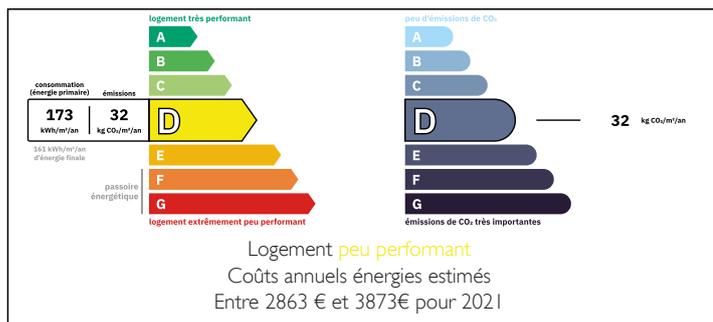
Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	254 m2
Outside Space:	20 m2



IN BRIEF

A rare opportunity to acquire a superb period 5 bedroom apartment in a Napoléonic chateau set in beautiful grounds with far reaching views. The chateau was built for the Marquis de Rastignac between 1789 – 1817 and there is evidence to suggest that it inspired the design for the White House in Washington. The chateau, which is divided into 5 large high class apartments, has a vast shared downstairs entrance hall with columns, reception rooms, magnificent stone staircase and stone landing. The apartment with views on 3 sides has unique lighting specifically commissioned for it in Holland and is for sale with contents included and has its own section of garden with cut hedges and a beautiful view.

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 1st floor is accessed through a columned entrance Hall and double stone staircase to a large landing, the entrance door to the apartment is directly opposite to the staircase.

The apartment consists of the entire 1st floor and 2nd floor of the west wing of the chateau

1st floor

Reception room/hall with staircase to the 2nd floor, large internal double doors, parquet floor and window facing the court and orangery 24 m²

Kitchen fully fitted with two windows and a parquet floor 26 m²

Large salon with 3 large double windows facing the stunning view, wood burner and parquet floor 57 m²

Study (could be a 5th bedroom) with fitted bookshelves, window and parquet floor 13 m²

W/c tiled and washbasin 2,5 m²

1st Bedroom with two windows (facing the court and the west) parquet floor 28 m²

Bathroom classical shower bath large tiles and glass screen and washbasin window facing façade and court 6,5 m²

2nd floor

Landing corridor parquet floor 12 m²

2nd Bedroom with exposed roof structure, large dormer window 26 m²

Washroom tiled with two washbasins and shower cabin, dormer window 9 m²

3rd Bedroom with exposed roof structure, large dormer window 28 m²

W/c tiled and washbasin 2 m²

4th Bedroom with exposed roof structure and velux 8 m²

Storeroom (potential as bedroom or bathroom) exposed roof structure 16 m²

Modern gas water heater cupboard

Outside

300 m² area of managed lawn and cut hedges with view and outdoor...

LOCAL TAXES

Taxe habitation: EUR

NOTES