

A beautifully restored 175 year old family castle with pool, summer kitchen, 2 barns and a 2 bedroom cottage



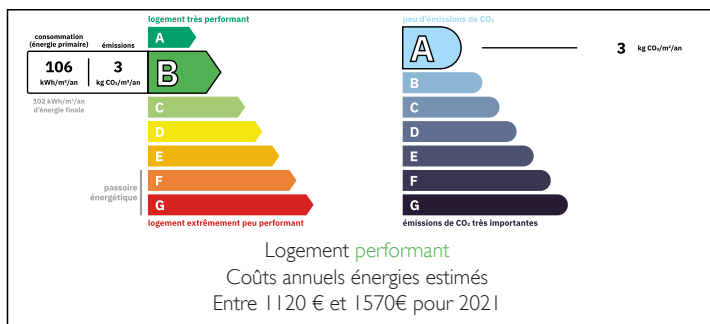
INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	8
Bath:	8
Floor:	435 m2
Plot Size:	7990 m2

IN BRIEF

A very pretty and easily manageable stone built 6 bedroom family castle that has been lavishly and faithfully restored gaining an exceptionally efficient energy rating yet retaining authenticity in its original unaltered structure. There is also a stone Périgordian barn, hexagonal dovecot, 2 functional wells and a well refurbished 2 bedroom cottage forming its own courtyard one side and a summer kitchen with a covered open air dining area and large pool the other. The interior has been painstakingly restored to a high standard and detail to reflect the epoch of the building, with the advantage of large luminous windows opening onto terraces that overlook the landscaped grounds beyond. The property has a distinct empire feel yet fitted with the latest kitchen and bathroom facilities with no expense spared. This is a prestige property that is true to...

ENERGY - DPE



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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 foncière: 3070 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Castle

Ground floor

Entrance hall with large French doors at entrance, period checkered flooring 24 m²

W/c with washbasin 3 m²

Utility area 4 m²

Office in the northwest tower with window facing the front court 10 m²

Kitchen in the northeast tower, fully equipped and fitted to a very high standard with natural materials 17.5 m²

Dining room with ceiling mouldings and original parquet, marble fireplace, access to the east turret and French windows onto the terrace 21 m²

Drawing room with marble fireplace, original mouldings and parquet flooring 20.5 m²

2nd Drawing room with marble fireplace, original mouldings and parquet flooring 20.5 m²

South hall with access to the south tower and spiral staircase 14 m²

1st floor

Long wide central landing 16 m²

1st bedroom with window overlooking the grounds 21.5 m²

Ensuite washroom with washbasin and w/c in the turret 4 m²

Short landing to 2nd master bedroom with fireplace and French doors opening onto a balcony overlooking the grounds 23 m²

Adjacent large bathroom off short landing with shower washbasin bath and w/c 9 m²

Linen room 7 m²

Short landing to 3rd bedroom in the northwest tower with window the front court 15.5 m²

Ensuite washroom with shower, washbasin and w/c 5 m²

Short landing to 4th bedroom in the northeast tower with window the front court 17 m²

Ensuite washroom with shower, washbasin and w/c 4,5 m²

South tower stairs from the 1st to 2nd floor