

***UNDER OFFER *** Splendid 16th century chateau overlooking the Dronne valley.



INFORMATION

Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	13
Bath:	5
Floor:	450 m2
Plot Size:	36555 m2



IN BRIEF

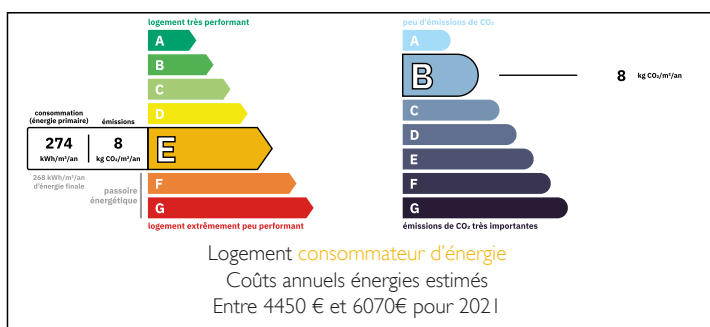
This elegant complex has a rich history, dating back to the 13th century. Seized by the English and completely destroyed, it was rebuilt in the 16th century by François I, on the remains of the old medieval castle. Henry IV is even said to have stayed here.

Renovated as a large family home in the 1930s, it has great commercial potential thanks to its layout and its many original features.

With its numerous outbuildings and large grounds with swimming pool, it would be ideal for a boutique-hotel project, seminar centre, wedding venue, etc.

Ideally situated at the crossroads of the Charente, Dordogne and Gironde departments, 45 minutes from Angoulême, Libourne and Saint-Emilion. 1h15 from Bordeaux and Cognac.

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

This property features 5 lounges, 4 kitchens, 13 bedrooms and 5 shower rooms, as well as numerous outbuildings such as barns, stables, workshops, wine storehouses, cellars, a bread oven and more, set around a large landscaped park with a water mirror.

To the east of the buildings, a large 12 x 6 m swimming pool, a meadow, an orchard and a beautiful wooded area complete this magnificent property.

MANOIR

GROUND FLOOR

- Entrance via the main staircase (38m²)
- Reception room divided into 2 rooms (57m² and 36m²)
- Dining room (60m²)
- Kitchen (10m²)
- Study (24m²)
- Living room (43m²)
- Bathroom (7m²)
- Utility room (32m²)
- Room with bread oven (20m²)
- Shed (15m²)
- Basement cellar of approximately 300m²

1st FLOOR

Right wing (to be completely renovated):

- 4 bedrooms of 15, 20.5, 21 and 30m² respectively

Left wing:

- Bedroom (25m²)
- Bedroom (20m²) with bathroom (4,2m²)
- Bedroom (14m²)

Renovated flat comprising:

- Living room (47,5m²)
- Bedroom (13m²) with shower room (3,2m²)
- Bedroom (16m²) with pigeonier access
- Bathroom (5,5m²)
- Fitted kitchen (10m²)

2nd FLOOR

- Attic of approximately 300m²

LOCAL TAXES

Taxe foncière: 4500 EUR

Taxe habitation: EUR

NOTES