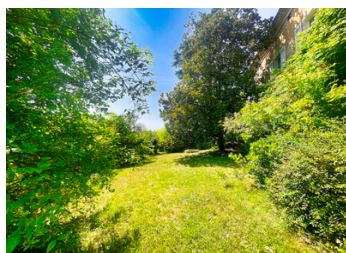
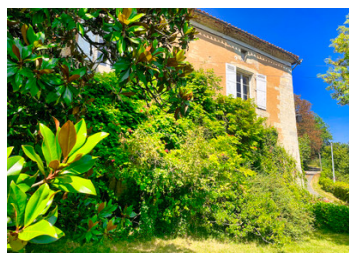
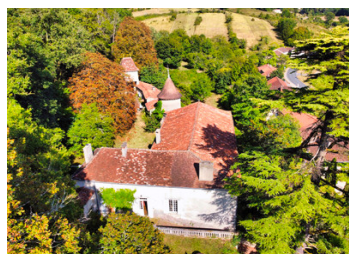


A small Chateau on a human scale

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

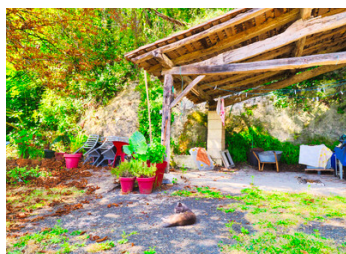
Town:	Saint-Astier
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	33680 m2

## IN BRIEF

A small 17th century château on a human scale, rebuilt on medieval walls. It overlooks a charming, very picturesque Périgord village. It faces south and the gardens also face the sun. This small castle is probably one of the few where all the living space is at ground level. The layout of the various buildings is such that they form a beautiful courtyard bordered to the north by a rock wall. The builders of this exceptional property have used common sense. The courtyard is accessed via a porch surmounted by a dovecote. A 15th-century round tower separates the main house from the caretaker's quarters. The living area is 212 m2 for the main house and 68 m2 for the caretaker's accommodation. The large cellars and the barn total around 160 m2. Most of the 33680 m2 of...

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.



## LOCAL TAXES

**Taxe foncière: 1471 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated to the north of Saint-Astier, the commune of Saint-Aquilin covers an area of 2,235 hectares, half of which is covered by mixed forests (chestnut, pine, oak, etc.). Saint-Aquilin has 483 inhabitants according to the last census and is surrounded by the communes of Chantérac, Segonzac, Lègeuillac de l'Auche and Saint-Astier.

Numerous streams feed the Salembre, which rises at the foot of the hamlet of Chantepoule and flows through the centre of the commune. There are more than 25 clear and abundant springs in the commune.

Saint-Aquilin takes its name from a hermit, friend and disciple of Saint-Astier, who lived in the region in the 6th century. Today, the commune retains all the charm of its varied countryside, dotted with numerous hamlets that are pleasant to explore at any time of year. The village, nestled in a valley overlooking the Salembre, also clings to the hillside. It is dominated by the Château du Roc, which overlooks a group of beautiful old houses.

The church, built in the 12th century, was destroyed and rebuilt in the 15th century. The building has a three-bay nave followed by a square choir. Following the custom of the south of France, side chapels were built between the buttresses, which protrude considerably. All the vaults are ribbed cross vaults with liernes. The first bay contains the belfry: a circular passage was therefore reserved in the vault for the bells. To the east, the weight of the bell tower is supported by a very...