

Beautiful Chateau in the heart of the dordogne

EXCLUSIVE



INFORMATION

Town:	Gageac-et-Rouillac
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	414 m2
Plot Size:	151085 m2

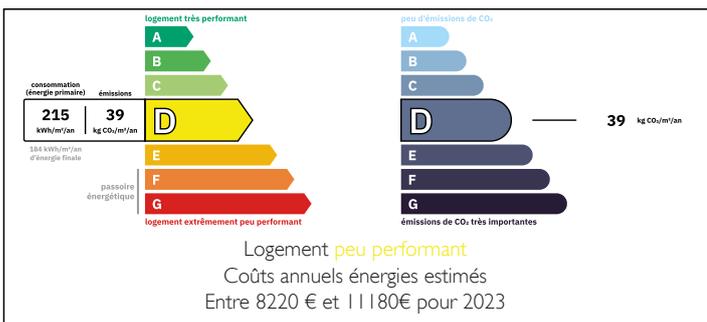
IN BRIEF

Set proudly on a hilltop in a peaceful hamlet overlooking Bergerac and the Dordogne Valley, this elegant stone chateau offers 9 bedrooms plus an independent gîte. With 414 m² of habitable space, it combines character and scale with enormous potential for reconfiguration. Formerly used for wine tastings, the outbuildings could be adapted for guest use or creative projects.

The chateau stands in 9464 m² of grounds with mature trees, lawns, and a swimming pool, large enough for privacy yet easy to maintain. The property is also being sold with additional parcels of land totalling approximately 14.1 ha (141621 m²)

A rare opportunity to acquire a manageable, authentic chateau with commanding views and great potential in one of the Dordogne's most sought-after settings.

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 Main House

Entrance from the gravelled courtyard opens into a welcoming hall leading to an office, a comfortable living room with a stone fireplace, a fitted kitchen, pantry, and a bathroom with separate W.C. From the kitchen, doors open onto a covered terrace with a built-in barbecue area, perfect for outdoor dining and entertaining. A conservatory, accessed from both the kitchen and hallway, is bathed in natural light and enjoys sweeping views across the Dordogne Valley — an ideal spot for morning coffee or relaxed evenings with friends. From the hall, a corridor leads to the château wing,

which benefits from excellent natural light and a sense of quiet grandeur. It includes two double bedrooms, one with an en-suite bathroom. A sweeping staircase rises to the first floor, where two further en-suite bedrooms are found, together with access to spacious attic rooms. These unconverted spaces offer potential for two additional bedrooms or a small self-contained apartment.

Returning to the ground floor, a discreet secondary staircase leads to a further five bedrooms, one with an adjoining nursery or dressing room, and a shower room. All rooms are well-proportioned, with high ceilings and good light throughout.

A wine cellar lies beneath the main house, ideal for storage or future conversion. The internal layout would benefit from reconfiguring the hidden

staircase to improve flow and integration with the main entrance.

Floor plans are available on request.

Annexe future Gîte potential

The attractive stone gîte, with a footprint of over

LOCAL TAXES

Taxe foncière: 5414 EUR

Taxe habitation: EUR

NOTES