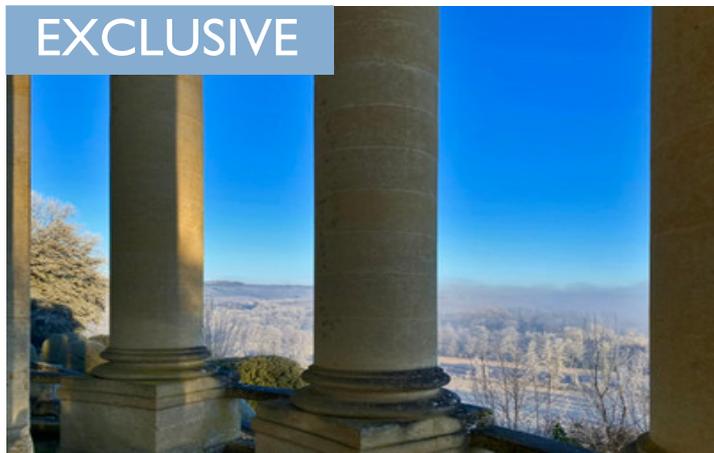


Superb 4 bedroom 1st-2nd floor apartment and private garden in a renowned Napoleonic Chateau with great views

EXCLUSIVE



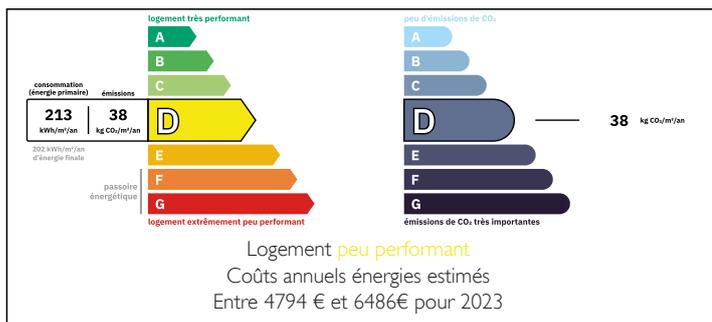
INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	238 m2
Outside Space:	350 m2

IN BRIEF

A rare opportunity to acquire a superb period 4 bedroom private apartment on two floors in a famous Napoléonic chateau set in beautiful grounds with far reaching views. The chateau originally built for the Marquis de Rastignac between 1789 – 1817, is divided into 5 large high class apartments and includes a vast communal entrance hall downstairs with stone columns, reception/dining room, magnificent stone staircase and landing leading to each private entrance. The apartment also has its own private garden with a terrasse 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

1st floor (Private entrance from a large stone landing)

Large sitting room with an open fireplace and windows facing the vista 60 m²

Kitchen/dining room with windows facing the view 30 m²

Rear hall with a large window and staircase 18 m²

W/c with washbasin 2 m²

1st bedroom with two windows 30 m²

Ensuite bathroom with bath, shower and washbasin 6 m²

2nd floor

Landing 13,5 m²

Utility room 4 m²

2nd bedroom 28 m²

W/c with washbasin 2 m²

Washroom with shower and double washbasin 8,5 m²

3rd bedroom 28 m²

4th bedroom (single) 8 m²

Outside

Garden area with lawn and cut hedges and a lower terrace approximately 350 m²

Amenities

Nearest village beyond the wood with local shops and restaurant 1 km

Nearest airport (Brive) 40 minutes by car

Nearest SNCF (train) station 11 minutes by car

Montignac and Lascaux caves 20 minutes by car

LOCAL TAXES

Taxe foncière: 1257 EUR

Taxe habitation: EUR

NOTES

Co-owned building of 8 units

Provisional annual charges: 3124€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>