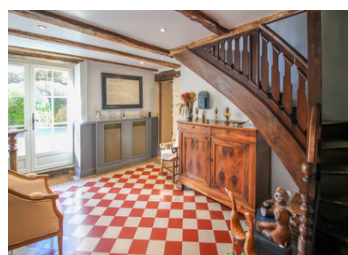
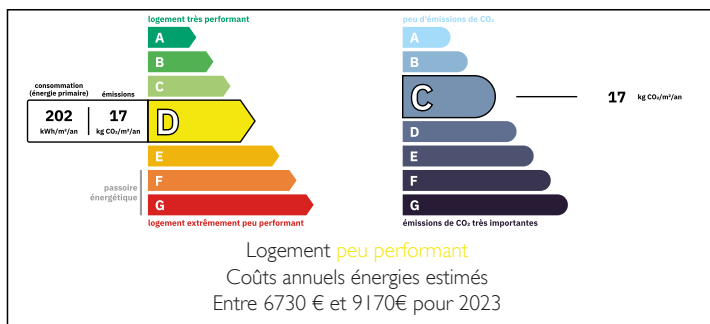


Superb 16th century Château with 5 bedrooms, 1 gîte, 1 swimming pool, various buildings and pond with spring,



ENERGY - DPE



INFORMATION

Town:	Saint-Marcel-du-Périgord
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	585 m2
Plot Size:	22176 m2

IN BRIEF

Magnificent early 16th century estate comprising a family chateau, gîte, carport, garage, workshop and summer kitchen with hammam/spa, all set in 2.2 hectares of parkland with meadow, spring and pond.

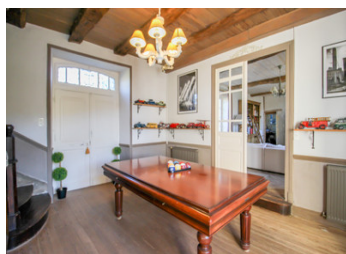
This beautiful property is just a few minutes from the popular village of Sainte-Alvère. The gîte is completely independent of the chateau, allowing you to keep a private family setting and combine it with a tourist activity.

Alongside its large 14x6.5 swimming pool, the chateau has 5 bedrooms, two lounges, a conservatory, a beautiful kitchen, offices, a billiards room and a cinema room, combining the comfort of family life with the charm of stone.

There are also a number of outbuildings: garage, carport, workshop, potential space for a flat and pool house.

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: 3527 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Estate comprising several buildings in parkland of over 2.2 ha, with a pond with a small stream and a spring.

Beautifully appointed, perfectly maintained property.

The chateau with approx. 420 m² of living space comprises:

GROUND FLOOR:

Veranda (14m²), boiler room (7m²), fitted kitchen, (28m²), dining room with fireplace (30m²), wine cellar (17m²), utility room (9m²), entrance hall (17m²), bathroom with washbasin (4m²), separate wc (21m²) and cinema room (37m²).

1st floor:

Billiard room (23m²), lounge/dining room with beautiful old fireplace (40m²), study with underfloor heating (9m²), en suite bedroom 1 (shower room, wc and washbasin) (33m²), bedroom 2 (21m²), bedroom 3 (16m²), bathroom (shower, bath and 2 basins) (9m²), separate wc (2m²)

2nd floor:

Large en-suite bedroom 4 (shower and wc) (38m²), large bedroom 5 (30m²) and games room (19m²). Most of the property is double-glazed, heated by a heat pump and has a compliant septic tank.

The château has retained its authentic features such as tiled floors, mouldings, beams and stonework.

Three terraces surround the château and there is also a carp pond.

The 14 x 6.5 metre saltwater swimming pool is secure and has a large deck and a dovecote used as a diving board.

The poolhouse contains a kitchen area, a room, a separate toilet and a sauna/hammam shower.

The gîte is a converted barn.

GROUND FLOOR:

Living/dining room with fitted kitchen (50m²), bathroom with wc, washbasin and shower (10m²)

1st floor:

En-suite bedroom and landing (40m²)

2nd floor :