

Petit Chateau immaculately decorated with an additional long house and pool. Ideal business opportunity

EXCLUSIVE



INFORMATION

Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	10
Bath:	9
Floor:	428 m2
Plot Size:	20837 m2



IN BRIEF

This beautifully restored Petit Château offers the perfect balance of historic charm and modern luxury. The main residence features elegant interiors with period details, complemented by newly renovated shower rooms and tasteful décor throughout.

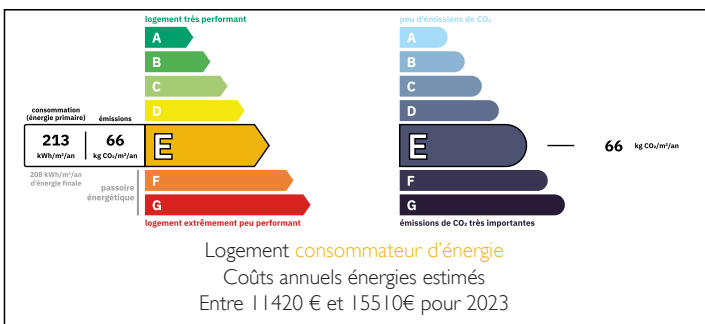


Alongside the château, a spacious longhouse provides four bedrooms and four bathrooms, making it ideal for guest accommodation, retreats, or events. Together, the estate can comfortably host 20+ guests, presenting strong potential for a hospitality business.



Set in picturesque surroundings, the property is equally well-suited as a refined private residence or a turnkey venture ready to welcome paying guests.

ENERGY - DPE



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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

Immaculately Presented Petit Château with Business Potential

Set at the end of a tree-lined driveway, this immaculately presented Petit Château is a true gem in the Dordogne, beautifully renovated while retaining an abundance of original features. Every corner reflects timeless charm combined with modern comfort, creating a residence that is both elegant and welcoming.

On the ground floor, the living spaces flow gracefully, designed with both family life and entertaining in mind. A charming kitchen sets the heart of the home, complemented by a separate dining room perfect for hosting dinner parties. A versatile downstairs bedroom or office offers flexibility for guests or work-from-home living. The property also boasts a large salon, ideal for gatherings, and a smaller, more intimate salon — a cosy retreat for quieter moments.

Upstairs, the accommodation continues to impress. The master bedroom enjoys a bright and spacious feel, complete with a stylish Jack & Jill en-suite shower room, shared with Bedroom 3. Both rooms are perfectly suited for comfort and convenience. Bedroom 4 and Bedroom 5 each benefit from their own private en-suite shower rooms, while an additional shower room is available off the corridor. Bedroom 6 completes this delightful arrangement, ensuring ample space for family and guests alike.

Descending to the cellar, you will find a large laundry and boiler room, offering excellent utility space, alongside a traditional wine cellar, adding to the authenticity and character of the home.

The estate grounds are simply enchanting. Surrounding the château are sweeping lawns, mature woodland,...

LOCAL TAXES

Taxe habitation: EUR

NOTES