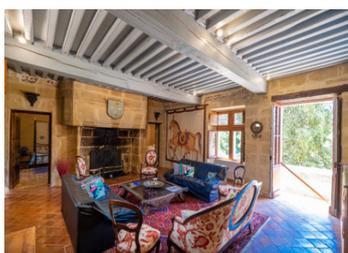


Magnificent XIIIth century CASTLE in perfect condition. 8 en suite bedrooms. Gite. Swimming pool. Grounds 2ha.



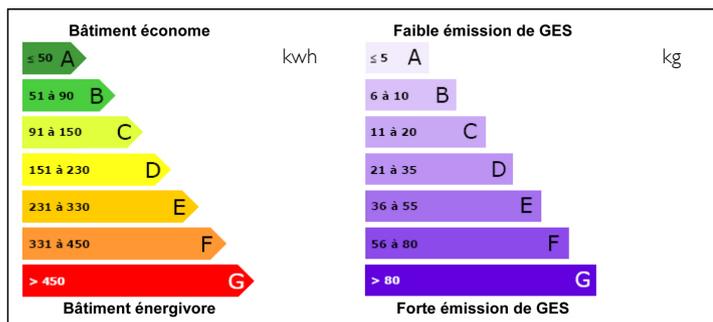
INFORMATION

Town:	Birac-sur-Trec
Department:	Lot-et-Garonne
Bed:	10
Bath:	8
Floor:	560 m2
Plot Size:	16399 m2

IN BRIEF

This castle is a superb example of 13th century architecture and all its historic charm has been preserved over the centuries! It has been sumptuously renovated and restored and all the spacious rooms have pale stone walls, Gothic fireplaces, exposed beams, stained glass windows, stone floors and woodwork. Habitable surface of 460 m2 on three levels. 8 en-suite bedrooms, 2 lounges, a dining room, a large kitchen and a utility room. And last but not least, a chapel! The attic can still be converted, as well as an attached garage. On the property there is also a stone house of 100 m2 comprising a living room, a kitchen, two bedrooms, shower room and WC. The French garden and the ornamental garden are crossed by a small stream and there is a shaded terrace near the private and secured swimming pool. Perfect for a B&B activity or to accommodate a large family and friends.

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

Located in a little quiet village near Marmande, Eymet and Duras. Close to several golf courses. Bergerac airport 45 minutes away. Bordeaux a little more than 1 hour, Toulouse hours.

A very pleasant region where many local events are organized on the territory throughout the year. Flea markets, festivals, concerts, theaters, hikes...

NOTES