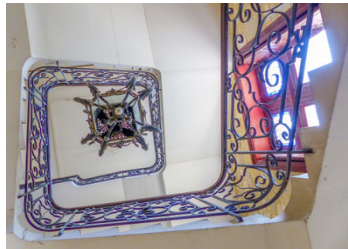
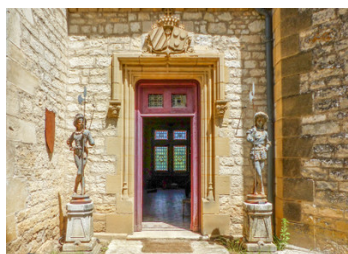


Elegant 19th century castle overlooking the Dordogne. Panoramic view of the river and the valley. 5ha grounds.



INFORMATION

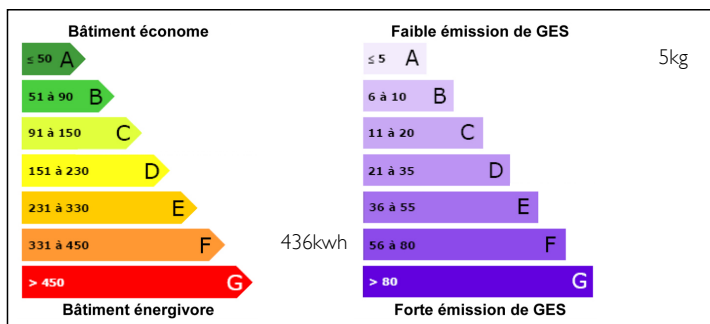
Town:	Lanzac
Department:	Lot
Bed:	15
Bath:	4
Floor:	1000 m2
Plot Size:	50102 m2



IN BRIEF

This very pretty neo-gothic style castle was rebuilt at the end of the 19th century by Admiral de Marqueyssac on a rocky outcrop, overlooking the Dordogne river. Very elegant, the foundations of the castle were probably built during the 16th century and traces of a much older building have been identified in the 5 ha park. It has started to be renovated with great care and ingenuity (structural work, roof, electricity, new plumbing and heating, rainwater drainage), while preserving architectural elements. You still have to personalise the 12 bedrooms, lounges and reception rooms to turn them into beautiful living spaces. Overlooking the Dordogne, you will enjoy the valley from the roof terrace.

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

This is a real castle, of the kind you dream about. A beautifully chiseled 19th century gate marks the entrance to the property and the main courtyard. A large entrance hall leads to 4 reception rooms, a staircase in the main tower leads to the upper floors, and to a underground floor with a real cantou, a beautiful vaulted stone cellar; you'll enjoy the delicat towers that stand at the corners of the chateau.

Built over several periods, the chateau is composed of 4 floors.

- The basement, medieval style, made of stone, with beams and a floor redone in natural stone is almost 200 m2. You will find a kitchen, a dining room and a huge cantou.

- The ground floor : a large entrance hall with a very high ceiling; mouldings, cement tiles, stained glass windows. The hall leads to several lounges, currently being renovated. Here again, mouldings, fireplaces, large windows with wooden floors.

- The two upstairs floors have 12 bedrooms, suites and lounges organised along corridors. One can easily imagine these very cosy and functional floors in the last century. These floors are currently being renovated: bathroom spaces are being created, electricity is already renovated, it's up to you to bring these rooms back to life.

- Take the stairs of one of the tower to access the roof terrace... and enjoy the panoramic view of the park, the valley, the village, the surrounding hills... A unique and breathtaking view.

CHATEAU - GROUND FLOOR :...

NOTES