

Stunning, light, airy Chateau with stunning period features in a quiet location but close to amenities



INFORMATION

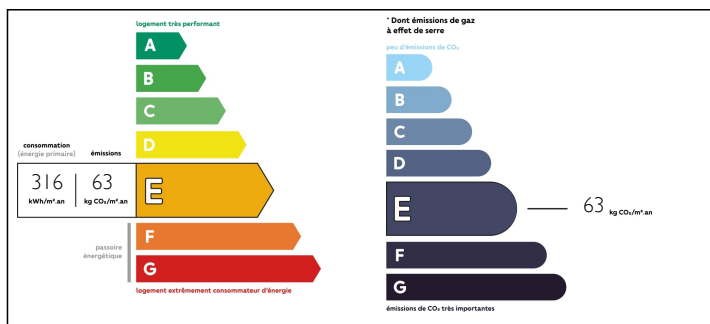
Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	640 m ²
Plot Size:	85043 m ²

IN BRIEF

This beautiful chateau boasts elegant rooms with period features such as high ceilings, fireplaces, original flooring, and a curved yew staircase. The chateau is flooded by light through its many large windows. This large property offers 640m² of living space in total. As well as the chateau itself there is also a beautifully renovated independent 3-bedroom gite as well as various outbuildings such as a barn and old stable block on its grounds of over 8 hectares. This stunning chateau offers so much potential for business activity, B&B, Wedding venue, retreats, etc, or simply a beautiful large family home. The options are endless! The chateau has undergone lots of work by the current owner but there are further renovations that could be carried out in the chateau and its many outbuildings to fill its full potential. This is a simply stunning place and needs to be seen and felt to really understand its charm...

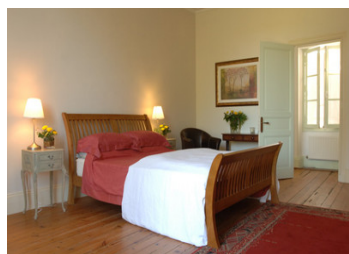


ENERGY - DPE



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

Ground Floor:

Main Entrance: 7.2m x 2.2m Double doors from the front garden, tiled flooring with curved wooden yew staircase

Petit Salon: 7m x 4m working fireplace, tiled flooring, 4 windows

Understairs WC

Snug /Beauru 4.2m x 4.6m fireplace and tiled floor

Grand salon/Dining room:: 6.5m x 9.5, open plan salon with stone fireplace and logburner, one step down to grand dining area - both parts of this room have windows and doors to the front and back. Cream stone flooring.

Kitchen: 7m x 5m with built in units, island with further storage, open fireplace, cream stone flooring doors to front and back of the garden

Second hallway: 3m x 4.8m with stairs to first floor

WC with sink: 1.3 x 2.7m

Bedroom: 4.4m x 4m

Laundry room: 2.1m x 4.5m could also be made into an ensuite

2 further rooms for renovation:

Room 1: 6.5m x 3m (door to back garden)

Room 2: 6.4 m x 4.5m

1st Floor:

Large room to be renovated: 11.5m x 6.5m with 7 windows in the space

Bathroom to be renovated: 4.7m 2.9m window to front

Landing with window to front.

Further landing with 3 windows to the back garden.

Bedroom: 5.8 x 4.9 with fireplace and window to front with wooden floors

Ensuite: 3.8m x 2.1 with window

Bedroom: 5.4m x 4.9m with fireplace and window to front and wooden floors

Ensuite: 3.9 x 2.7

NOTES