

Sleeping Beauty with the feel of a small castle in grounds of 1.4 hectares.

EXCLUSIVE

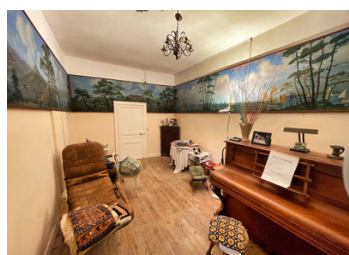
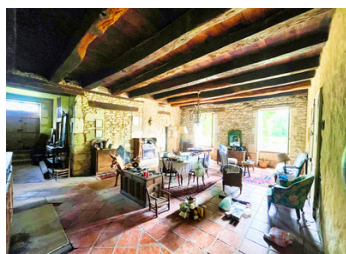


INFORMATION

Town:	Château-l'Évêque
Department:	Dordogne
Bed:	7
Bath:	1
Floor:	377 m2
Plot Size:	14965 m2

IN BRIEF

This very spacious early 19th century house is set in the middle of its grounds of 1.4 hectares, bordered by a small stream. It is both quietly situated and close to all the amenities you need for a comfortable life. Périgueux is just 10 minutes south of the property. Possibility of having more land.



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.



NOTES

DESCRIPTION

This large house with the feel of a small château dates from the early 19th century.

Ground floor:

Living room: 49 m²

Sitting room: 26 m²

Kitchen: 30 m² floor with a wood burner.

Music room: 19 m²

Utility room: 12 m²

Cellar: 13 m²

First floor: Large 23 m² corridor

First floor bedroom 14 m²

Bedroom 12 m²

Bedroom 20 m²

Bedroom 26 m²

Bathroom 3.6 m²

Bedroom 26 m²

Bathroom 6.8 m²

Bedroom 22 m²

Future bathroom ensuite 18 m²

Bedroom 32 m²

Sas 8 m²

WC

Corridor 23 m²

Numerous outbuildings in poor condition

A trip to the Dordogne is a promise, whatever the season, of a journey into the past in the footsteps of our ancestors, of friendly encounters with the locals, and of a warm, gastronomic stay in unspoilt, peaceful, authentic countryside.

Here, you'll find unspoilt countryside and magnificent landscapes, with magical places steeped in history: prehistoric sites and caves in the Vézère valley, evidence of human presence in the Dordogne for 450,000 years, castles from the Middle Ages and the Renaissance, witness to the