LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A20775SUG24 Price: 1 150 000 EUR

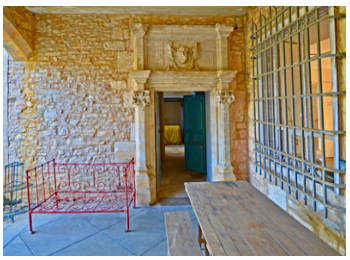
agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR without fees)

An unspoilt, authentic, medieval to renaissance castle with outbuildings above a river valley within 25 ha.















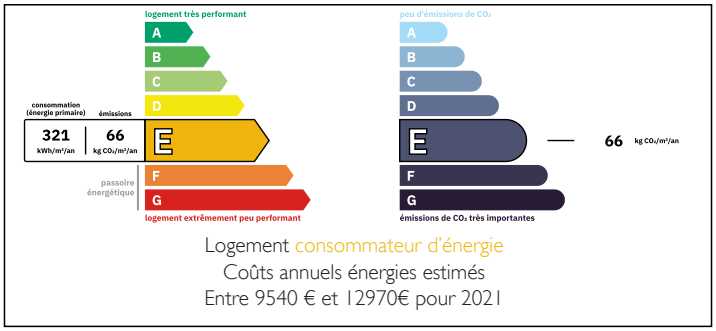
INFORMATION

Town:	Coulaures
Department:	Dordogne
Bed:	8
Bath:	2
Floor:	600 m2
Plot Size:	350000 m2

IN BRIEF

High on 25 ha of forest and meadows is this rare and authentic stronghold of the past Comptes de Marqueyssac and home to the present family for 450 years. The main structure and roof are in good condition having been recently reviewed and restored yet maintaining a traditional mellow, aged patina dripping in history. The castle is medieval and later remodelled mainly during the renaissance and wars of religion when the crenelations at the top of the main tower were removed, but there are a number of loopholes dating from this period. Interiorly, it is simple and unspoiled with a rustic kitchen, original parquet flooring, exposed beams, stone fireplaces and staircases. Around the court, there is a mixture of former dwellings with carved stone windowsills and doorways attached to barns.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9540 € et 12970€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**6170 EUR**

NOTES

DESCRIPTION

A prestige property for those seeking historical authenticity, free of heavy exterior renovation and faithfully planned traditional interior improvements without the necessity of undoing many recent mistakes.

The castle is situated just beyond a hamlet that bears its name in a parish famous for its castles and has views over a valley, two other castles, an ancient riverside village (with castle), the confluence of two rivers, water meadows and forested hills.

Ground floor
Kitchen with stone flagstones, carved stone sink and stone fireplace 36 m²
Vaulted stone cellar used as a utility room 28 m²
Vaulted servants office and window 13 m²
Large dining room with parquet floor and French doors onto the terrace 43 m²
Central entrance hall leading from the main tower, French doors to terrace 21 m²
Large salon with wooden panelling, stone fireplace, parquet floor and French doors onto the terrace 46 m²
Small salon with stone alcove and stone fireplace 23 m²
Small chapel 4 m²
Tower entrance hall with exterior exits 17 m²
Tower cloakroom 10 m²
W/c (tower) with washbasin 3 m²

Tower staircase to 1st floor
Large stone staircase landing with mullion window to 1st floor 31 m²
1st floor flooring ancient Périgordine floorboards throughout in all bedrooms and corridors.
Corridor with window facing court 20 m²
1st Bedroom (in the north tower) with fireplace and window facing the valley 23 m²
Ensuite washroom with w/c, washbasin and window in corner turret 3,5 m²
Ensuite dressing room with window 4 m²
2nd bedroom with window facing the valley large