LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40927ENC24 Price: 3 180 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (3 000 000 EUR without fees)

Exceptional castle with medieval charm, in the heart of the Périgord Noir, combining history and elegance







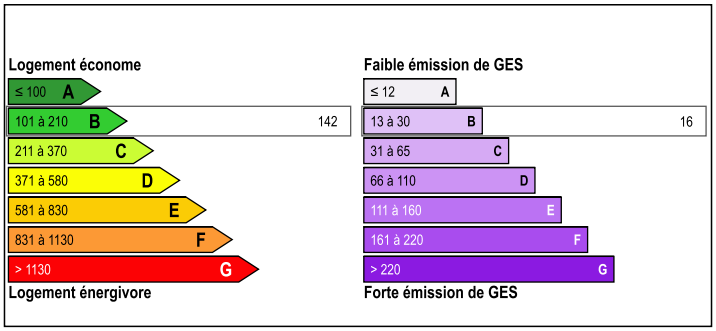








ENERGY - DPE



INFORMATION

Town:	Condat-sur-Vézère
Department:	Dordogne
Bed:	32
Bath:	32
Floor:	2600 m2
Plot Size:	1063767 m2

IN BRIEF

Built in the 12th and 15th centuries, Château de la Fleunie, in a medieval style, is nestled at the heart of a 106-hectare estate of parks and forests, overlooking the Vézère Valley, a UNESCO World Heritage Site.

The entire château and its outbuildings offer over 3,200 m² of space, comprising 32 bedrooms, each with its own private bathroom. Its grand salons, kitchens, and reception rooms, with majestic ceilings and exposed beams, evoke a noble and medieval atmosphere.

The former stables have been transformed into a large reception hall, perfect for banquets and weddings.

The grounds feature a 25-meter swimming pool, a spa, a sauna, a summer annex, terraces, and tennis courts.

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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NOTES

DESCRIPTION

This château, whose history is intertwined with that of the Dordogne and the Périgord Noir, is both a heritage site and a haven of tranquility, offering privacy and comfort to its visitors.

The Château de la Fleunie enjoys a strategic location combining serenity, accessibility, and proximity to the region's treasures. Just 10 minutes from the A89 motorway, it is easily reachable from Périgueux (40 minutes) or Brive (30 minutes), with the airport and all amenities close at hand. Local shops and services ensure everyday convenience, while enthusiasts of heritage and nature can explore nearby iconic sites such as the Lascaux caves, the Padirac Chasm, Sarlat, surrounding castles, as well as La Petite Filolie and Sauvebœuf.

Wing A
Ground floor
Two spacious dining rooms can accommodate family banquets, weddings, or seminars. The adjoining reception room, with direct access to the main staircase, is ideal for private receptions, cocktails, or events. A bar, a versatile lounge, and modern restrooms complete this welcoming space.

First floor (R+1)
Five sumptuous bedrooms open onto panoramic views of the valley and surrounding woods, each with a private bathroom and separate toilet. Exposed beams and large windows provide medieval charm while ensuring contemporary comfort.

Wing B
Ground floor
This wing combines functionality and elegance with two kitchens (including a professional kitchen), a cold storage room, an office, and an adjoining dining room.

First floor (R+1)
Four luxurious bedrooms, all with private