LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42433OD24 Price: 505 000 EUR

agency fees to be paid by the seller

Castle near Périgueux with wooded grounds and barn.















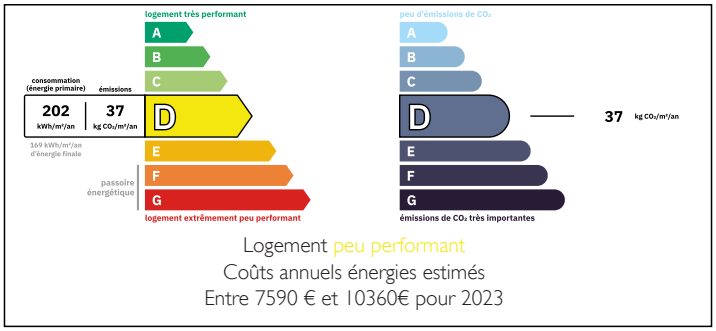
## INFORMATION

| | |
|---|---|
| Town: | Saint-Crépin-d'Auberoche |
| Department: | Dordogne |
| Bed: | 7 |
| Bath: | 2 |
| Floor: | 350 m2 |
| Plot Size: | 4200 m2 |

## IN BRIEF

A castle steeped in history, lovingly restored
Each room tells a story:
• Remarkable vaulted cellar with rammed earth floor
• Adjoining room with fireplace, ideal for an intimate lounge or boudoir
• Veranda opening onto the garden
• Attic
• Harmonious proportions and brightness in all rooms
Comfort and interior elegance
The castle offers:
• 7 bedrooms
• 1 bathroom and 1 shower room
• 2 toilets
• Kitchen and scullery opening onto the garden and veranda
• Vaulted cellar with exceptional character
A sublime park, surrounded by nature

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 7590 € et 10360€ pour 2023

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:** | **1140 EUR** |

## NOTES

## DESCRIPTION

A heritage treasure on the outskirts of Périgueux
In the heart of a sought-after village east of Périgueux lies a charming castle whose authenticity has been carefully preserved. This refined residence, bathed in light and surrounded by a perfectly maintained landscaped park, offers a unique atmosphere where history and the good life intertwine.
Located just 15 minutes from the shopping area and 10 minutes from the highway, this rare property combines prestige, serenity, and accessibility.
A castle steeped in history, carefully enhanced
Each space tells a story:
• Remarkable vaulted cellar with adobe floor
• Annex room with fireplace, ideal for an intimate living room or boudoir
• Veranda opening onto the garden
• Attic
• Harmonious volumes and brightness in all rooms
Comfort and interior elegance
The château offers:
• 7 bedrooms
• 1 bathroom and 1 shower room
• 2 WCs
• Kitchen and scullery opening onto the garden and veranda
• Exceptional vaulted cellar
A sublime park, surrounded by nature
The park is meticulously maintained and enhanced by the presence of a nearby stream. An ideal setting for entertaining, recharging your batteries, or organizing special moments.
Prestigious outbuilding – 1,646 sq ft barn
A large barn completes the estate, offering rare potential:
• Family project
• Guest rooms or charming cottage
• Event space
• Art studio
• Reception room
A unique property for a discerning clientele
This château will appeal to lovers of beautiful homes, families looking for a timeless place, or those with a