LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46388SUG24 Price: 895 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (844 340 EUR without fees)

A stunning family castle in its own park at the edge of a village with 17 ha

EXCLUSIVE















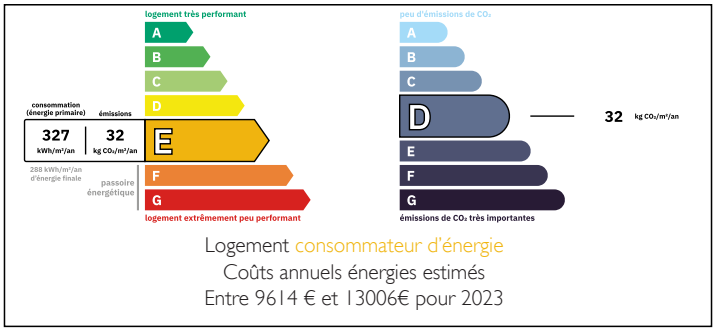
INFORMATION

Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	518 m2
Plot Size:	159834 m2

IN BRIEF

A castle of tremendous beauty that dates back to the 16th century and partially remodeled at the turn of the 19th/20th century following a fire that destroyed half of it but leaving its original tower untouched. As a result, the rooms fan off from its 'great hall' which is 2 storeys high. The rooms and its 8 bedrooms are luminous and airy and supported by 5 redecorated bathrooms in a castle that is not overly big, but eminent and manageable. The property sits within 17 ha of park and woodland and has a barn/coach house all bordering a pretty riverside village with its restaurant and bakery.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9614 € et 13006€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Castle
Ground floor
Great hall rises through the 2nd level, carved fireplace and staircase 86 m²
Sitting room 56 m²
Dining room 35 m²
Breakfast parlour 17 m²
Kitchen 23 m²
Utility room 6 m²
Office 14 m²

Upper levels accessed by both grand staircase from the hall and from the ancient tower.

1st floor
Gallery walkway balustraded overlooking great hall 61 m²
1st bedroom 1 25 m²
2nd bedroom 2 32 m²
1st bathroom with bath/shower, washbasin and w/c 6 m²
2nd bathroom with bath/shower, washbasin and w/c 6 m²
3rd bedroom 20 m²
Dressing room (ensuite) 8 m²
4th bathroom (ensuite) with bath/shower, washbasin and bidet 3 m²
4th bedroom 16 m²
W/c and washbasin 5 m²
5th bedroom 23 m² with anteroom 10 m² and (5th) washroom with shower and washbasin 4 m²

2nd floor
6th bedroom 19 m²
7th bedroom 31 m²
6th washroom with shower and washbasin 7 m²
W/c with washbasin 2.5 m²
8th bedroom 22 m²
Spare room 16 m²
Spare room 27 m²
Spare room 9.5 m²
Spare room 30 m²

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