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Chateau-Hotel with outbuildings for sale near Sarlat in the Perigord Noir

Sarlat , Dordogne , Nouvelle Aquitaine



€3,450,000

inc. of agency fees

20 Beds 10 Baths 1100 sqm 9.2 ha

Magnificent renovated Chateau-Hotel with Outbuildings for sale near Sarlat in the Perigord Noir area of the Dordogne.

At a Glance

Reference	MFH-TCM2136	Near to	Perigueux	Price	€3,450,000
Bed	20	Bath	10	Hab.Space	1100 sqm
Land	9.2 ha	Pool	Yes	Land Tax	N/A

Property Description

Magnificent renovated Chateau-Hotel with Outbuildings for sale near Sarlat in the Perigord Noir area of the Dordogne.

Located just a stone's throw from some of the most famous prehistoric sites in the Périgord Noir, this 19th-century château and its outbuildings were completely renovated and furnished in 2015, making them ideal for groups, seminars and weddings.

The grounds cover 9.2 hectares, including 3 hectares of woodland overlooking the Vézère river. A heated swimming pool enhances this peaceful, green setting.

- 42 fully-equipped and decorated bedrooms
- 8 apartments/gîtes and a caretaker's flat (total of 120 beds)
- Professional kitchen. 2 vast reception/dining rooms of 130 sqm and 150 sqm
- 3 lounges also furnished and equipped sauna, spa, gym.
- Facilities + 2 rooms with wheelchair access. Lift.
- Possibility of extension. Restaurant licence.
- Commercial operation in progress. Goodwill not included (€350,000).

The chateau is ideally situated close to one of the most beautiful prehistoric sites, 25 km from Sarlat, 40 km from Brive.

Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓

And Before You Ask

Condition:	Good general condition
Currently lived in:	Yes
Condition of Roof:	Very good condition
Property Tax:	€9000.00

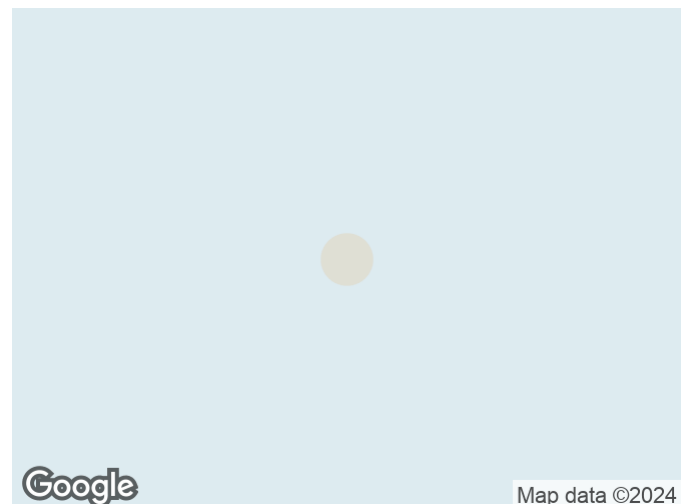
Summary

Property type:	Chateau
Bedrooms:	20
New Home?	No
Bathrooms	10
Price	€3,450,000

Key Information

Internal Area:	1100 sqm
Land Area:	9.2 ha
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

Location: Nouvelle Aquitaine



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