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Magnificent 19th-century Château in Perigord

Perigueux , Dordogne , Nouvelle Aquitaine



€1,500,000

inc. of agency fees

8 Beds 6 Baths 440 sqm 2 ha

Magnificent 19th century historic chateau for sale with 2 hectares of land situated in the heart of the Perigord Vert in the popular Dordogne area.

At a Glance

Reference	MFH-TCM2983	Near to	Perigueux	Price	€1,500,000
Bed	8	Bath	6	Hab.Space	440 sqm
Land	2 ha	Pool	Yes	Land Tax	N/A

Property Description

Magnificent 19th Century Château Built in the 19th century and owned by the same family for over 150 years, this lovingly restored chateau is located in the heart of Périgord Vert.

Completely renovated, this country estate offers the best local craftsmanship and quality services. The chateau comprises on the ground floor of a spacious and welcoming reception hall, a fully fitted modern kitchen with solid stone worktops, a tower room and three elegant reception rooms each with French doors

opening onto a south-facing terrace.

The well-proportioned utility room, toilet and office complete the ground floor accommodation. A central passageway which seamlessly connects the two wings of the house contains many original features including superb period cornices and architraves. The grand staircase leads to the first floor, where four double bedrooms await you, all with modern bathrooms. A maid's room provides ample storage space for spare linens and towels on this level. Continuing to the second floor, you will be greeted by a large reception area flanked by two stunning penthouse bedrooms. Access from this roof level to two secure terraces offering sumptuous panoramic views!

The nearby caretaker's cottage is discreetly positioned out of sight and consists of a large modern fitted kitchen/dining room, a lounge with a stone fireplace and, on each level, a spacious bedroom, each with its own modern and equipped bathroom. The house has its own private garden and entertainment area.

A secure, heated south-facing swimming pool has traditional stone tiling and a beautiful covered, vaulted, wooden-framed terrace with a summer kitchen, open fire, shower and WC. A large two-storey barn provides a cinema and leisure area as well as workshops and another office. The barn also offers roadside access to two integral garages. A second traditional Perigord barn easily accommodates the château's annual supply of firewood from the village sawmill.

Within the picturesque two-acre gardens are sculpted shrubs, raised beds and fruit trees. A decorative hexagonal dovecote and two functional wells complete the offer. The castle and house have fibre internet connections and are both fully double-glazed and insulated. Both properties are served by mains drainage.

THE ACCOMMODATION IN THE CHATEAU

The chateau offering over 350 sqm of living area comprises :

On the ground floor

A spacious and welcoming reception hall, a fully-equipped modern kitchen, a tower room and three elegant reception rooms, each with reception rooms, each with French windows opening onto a south-facing terrace. The well-proportioned utility room, toilet and study complete the ground floor.

On the first floor

The grand staircase leads to the first floor where four double bedrooms, all with modern en-suite bathrooms, await you

On the Second floor

a large reception area flanked by two superb penthouse bedrooms.

The Caretaker's Cottage

The nearby caretaker's cottage is discreetly positioned out of sight and comprises a large, modern, fully-equipped kitchen/dining room, an open-plan living room and a large bedroom. There's a living room with stone fireplace and a spacious bedroom on each level, each with its own modern, fully-equipped bathroom. The house has its own private garden and entertaining area.

Additional Information

- A secure, heated, south-facing swimming pool has a summer kitchen, open fire, shower and WC
- A large two-storey barn offers a cinema and leisure area as well as workshops and another office.
- A second traditional Périgord barn

Environment & Surroundings

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

And Before You Ask

Currently lived in: Yes
Condition of Roof: Very good condition
Property Tax: €5500.00

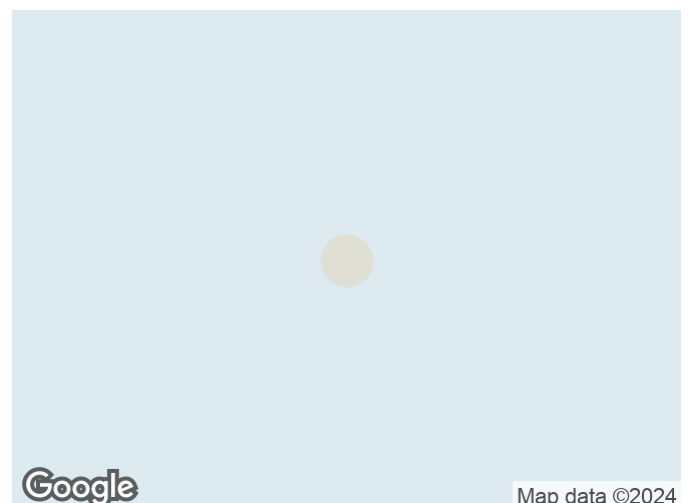
Summary

Property type: Chateau
Bedrooms: 8
New Home? No
Bathrooms 6
Price €1,500,000

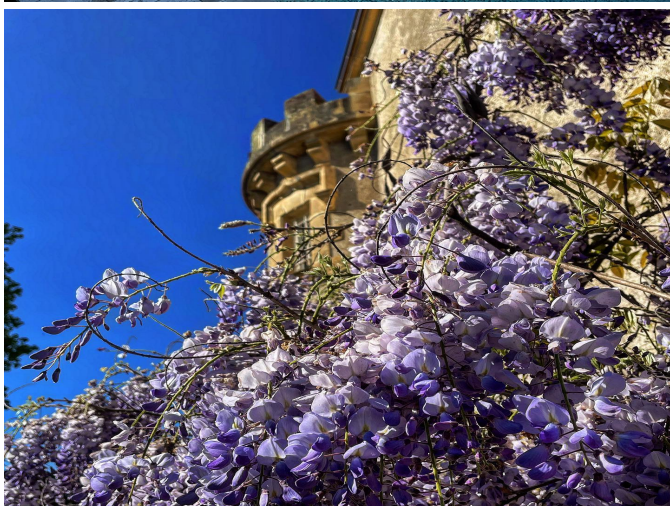
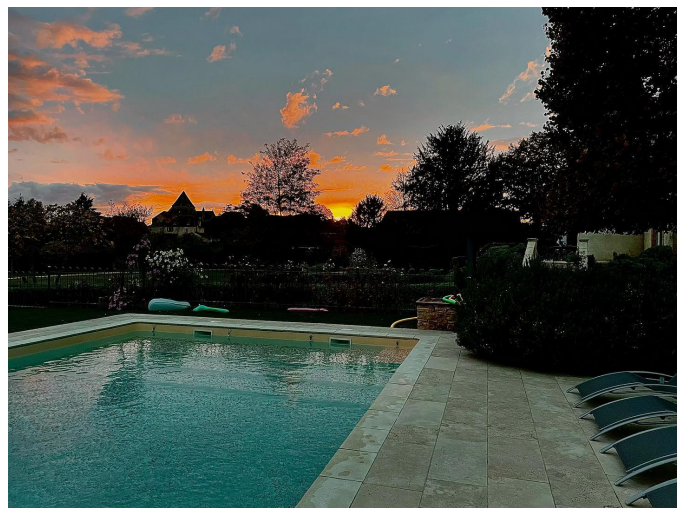
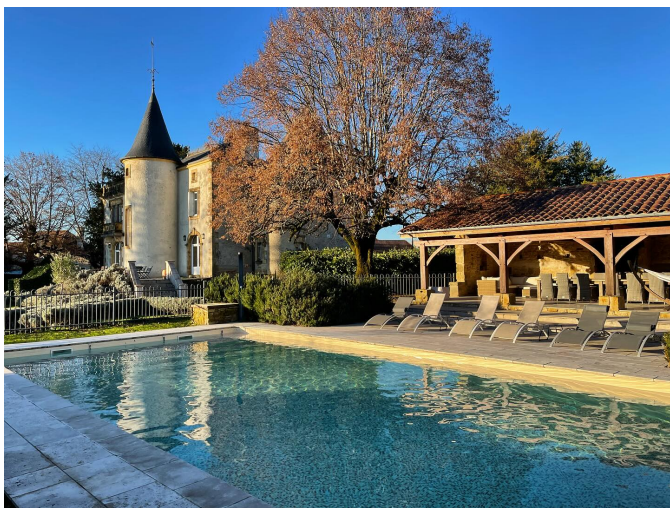
Key Information

Internal Area: 440 sqm
Land Area: 2 ha
How many Outbuildings: 2
Number of Fireplaces: 3
Has a Wine Cellar Yes
Has Attic Space: Yes
Has a Garden Yes
Has a Terrace? Yes
Swimming Pool? Yes
Pool House? Yes
Has ADSL/Broadband? Yes
Has Satellite TV Yes
Has Alarm Yes

Location: Nouvelle Aquitaine



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