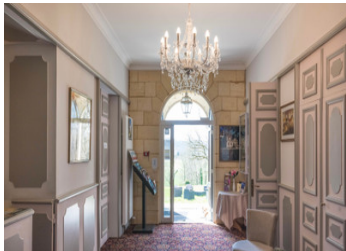


Black Perigord - 19th Century Chateau with 23 acres private grounds near unesco world heritage site.



## INFORMATION

Town:	Montignac-Lascaux
Department:	Dordogne
Bed:	42
Bath:	40
Floor:	2350 m2
Plot Size:	92000 m2

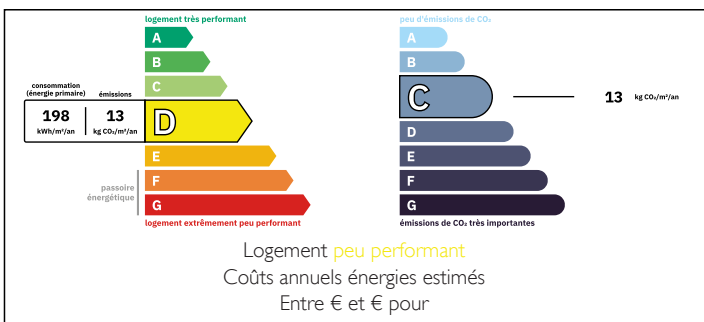
## IN BRIEF

A rare opportunity and a complete gem for this 1860 built Napoleon III styled Chateau, fully restored in mid 1980's and tastefully enhanced by its current owners. Full renovations completed in 2015 and it now boasts 42 fully equipped bedrooms (15 in the main building and 27 in the annexe)

It truly does not get any better than this! Escape to your own Château here in the golden triangle catchment of the black Périgord.

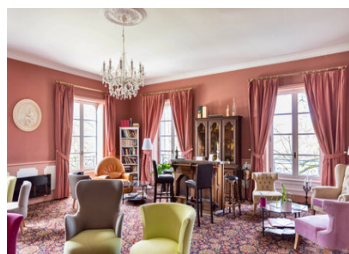
The current owners have done the bulk of the hard work, you need to just bring your own touches and imagination - A luxury Hotel? High end retreat? Wedding venue? or just keep it for yourself as a family home!!

## ENERGY - DPE



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.



## DESCRIPTION

Nestled on top of a gentle sloping hill sits this magnificent Château that has undergone extensive refurbishment in recent years.

Walking up the stone stairs to the main entrance opens into a calm and serenely decorated reception area.

There is a lift/elevator that access all floors situated at the far end of the reception room.

Access to the formal salon can be found leading from the reception and from here the whole of the ground level opens up to reveal 2 large rooms currently used as dining and ballroom; 130m2 & 150m2

A further 3 salons which includes a bar area.

A large kitchen completes this level.

Original staircase off the kitchen leads down to the ground level which houses a billard room/storage room. Leading off from this is the gym area and behind this is the hottub, sauna and private changing cubicles. Access to the back of the Château gardens.

The bedrooms located on floors 2 & 3, with floor 3 housing split level rooms.

All rooms have ensuite bathroom and separate WC  
Bedroom sizes range from 25 m2 to the apartment suites of 52 m2

The annexe sitting to the right hand side of the Château has 27 rooms (8 having kitchens. This also includes the caretakers apartment (F3)

The annexe rooms have flexible accommodation with its interconnecting doors and studio kitchens in some.

The grounds are vast, 23 acres and the swimming pool area can be found to the back of the annexe. Pool size is 14 x 7 ...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES