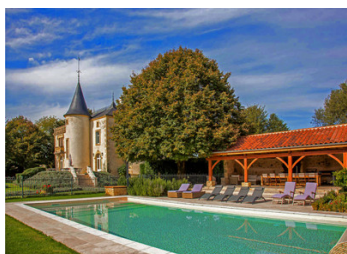


A beautifully restored 175 year old family castle with pool, summer kitchen, 2 barns and a 2 bedroom cottage



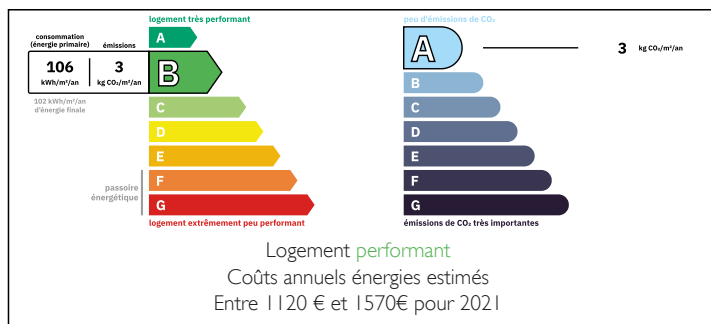
INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	8
Bath:	8
Floor:	435 m2
Plot Size:	7990 m2

IN BRIEF

A very pretty and easily manageable stone built 6 bedroom family castle that has been lavishly and faithfully restored gaining an exceptionally efficient energy rating yet retaining authenticity in its original unaltered structure. There is also a stone Périgordian barn, hexagonal dovecot, 2 functional wells and a well refurbished 2 bedroom cottage forming its own courtyard one side and a summer kitchen with a covered open air dining area and large pool the other. The interior has been painstakingly restored to a high standard and detail to reflect the epoch of the building, with the advantage of large luminous windows opening onto terraces that overlook the landscaped grounds beyond. The property has a distinct empire feel yet fitted with the latest kitchen and bathroom facilities with no expense spared. This is a prestige property that is true to...

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

Castle

Ground floor

Entrance hall with large French doors at entrance, period checkered flooring 24 m²

W/c with washbasin 3 m²

Utility area 4 m²

Office in the northwest tower with window facing the front court 10 m²

Kitchen in the northeast tower, fully equipped and fitted to a very high standard with natural materials 17.5 m²

Dining room with ceiling mouldings and original parquet, marble fireplace, access to the east turret and French windows onto the terrace 21 m²

Drawing room with marble fireplace, original mouldings and parquet flooring 20.5 m²

2nd Drawing room with marble fireplace, original mouldings and parquet flooring 20.5 m²

South hall with access to the south tower and spiral staircase 14 m²

1st floor

Long wide central landing 16 m²

1st bedroom with window overlooking the grounds 21.5 m²

Ensuite washroom with washbasin and w/c in the turret 4 m²

Short landing to 2nd master bedroom with fireplace and French doors opening onto a balcony overlooking the grounds 23 m²

Adjacent large bathroom off short landing with shower washbasin bath and w/c 9 m²

Linen room 7 m²

Short landing to 3rd bedroom in the northwest tower with window the front court 15.5 m²

Ensuite washroom with shower, washbasin and w/c 5 m²

Short landing to 4th bedroom in the northeast tower with window the front court 17 m²

Ensuite washroom with shower, washbasin and w/c 4,5 m²

South tower stairs from the 1st to 2nd floor

LOCAL TAXES

Taxe foncière: 3070 EUR

Taxe habitation: EUR

NOTES