



Ref: A27692SUG24 Price: I 010 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (1 216 982 EUR without fees)

### 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:

Floor: 435 m2 Plot Size: 7990 m<sup>2</sup>













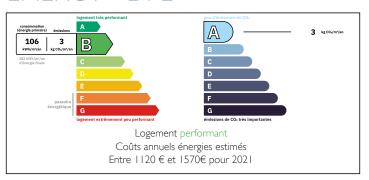




### IN BRIEF

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...

## NERGY - DPF



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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.

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# LOCAL TAXES

Taxe foncière: 3070 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

#### Castle

Ground floor

Entrance hall with large French doors at entrance, period checkered flooring 24 m<sup>2</sup>

W/c with washbasin 3 m<sup>2</sup>

Utility area 4 m<sup>2</sup>

Office in the northwest tower with window facing the front court  $10 \text{ m}^2$ 

Kitchen in the northeast tower, fully equipped and fitted to a very high standard with natural materials 17.5 m<sup>2</sup>

Dining room with ceiling mouldings and original parquet, marble fireplace, access to the east turret and French windows onto the terrace 21 m<sup>2</sup>

Drawing room with marble fireplace, original mouldings and parquet flooring 20.5 m<sup>2</sup>

2nd Drawing room with marble fireplace, original mouldings and parquet flooring  $20.5 \, \text{m}^2$ 

South hall with access to the south tower and spiral staircase 14 m<sup>2</sup>

1st floor

Long wide central landing 16 m<sup>2</sup>

1st bedroom with window overlooking the grounds  $21.5 \text{ m}^2$ 

Ensuite washroom with washbasin and w/c in the turret 4 m<sup>2</sup>

Short landing to 2nd master bedroom with fireplace and French doors opening onto a balcony overlooking the grounds 23 m<sup>2</sup>

Adjacent large bathroom off short landing with shower washbasin bath and w/c 9 m<sup>2</sup>

Linen room 7 m<sup>2</sup>

Short landing to 3rd bedroom in the northwest tower with window the front court 15.5 m<sup>2</sup>

Ensuite washroom with shower, washbasin and w/c  $5\ m^2$ 

Short landing to 4th bedroom in the northeast tower with window the front court 17 m<sup>2</sup>

Ensuite washroom with shower, washbasin and w/c 4.5  $\text{m}^2$ 

South tower stairs from the 1st to 2nd floor

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