

Superb 16th century Château with 5 bedrooms, 1 gite, 1 swimming pool, various buildings and pond with spring,



INFORMATION

Town:	Saint-Marcel-du-Périgord
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	585 m2
Plot Size:	22176 m2

IN BRIEF

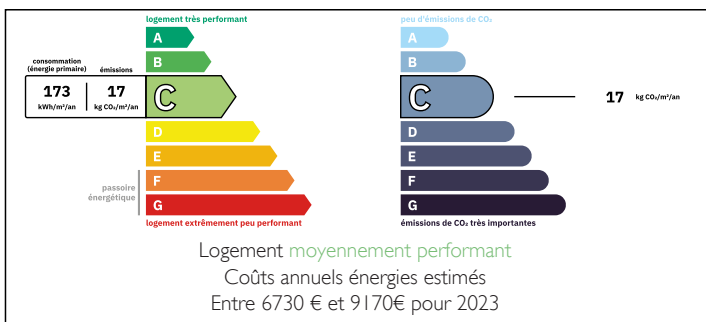
Magnificent early 16th century estate comprising a family chateau, gite, carport, garage, workshop and summer kitchen with hammam/spa, all set in 2.2 hectares of parkland with meadow, spring and pond.

This beautiful property is just a few minutes from the popular village of Sainte-Alvère. The gîte is completely independent of the château, allowing you to keep a private family setting and combine it with a tourist activity.

Alongside its large 14x6.5 swimming pool, the château has 5 bedrooms, two lounges, a conservatory, a beautiful kitchen, offices, a billiards room and a cinema room, combining the comfort of family life with the charm of stone.

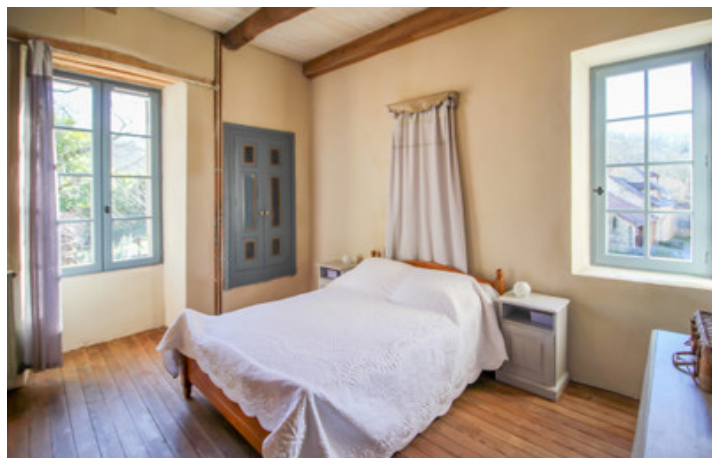
There are also a number of outbuildings: garage, carport, workshop, potential space for a flat and pool house.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: **3527 EUR**

NOTES

DESCRIPTION

Estate comprising several buildings in parkland of over 2.2 ha, with a pond with a small stream and a spring.

Beautifully appointed, perfectly maintained property.

The chateau with approx. 420 m² of living space comprises:

GROUND FLOOR:

Veranda (14m²), boiler room (7m²), fitted kitchen, (28m²), dining room with fireplace (30m²), wine cellar (17m²), utility room (9m²), entrance hall (17m²), bathroom with washbasin (4m²), separate wc (21m²) and cinema room (37m²).

1st floor:

Billiard room (23m²), lounge/dining room with beautiful old fireplace (40m²), study with underfloor heating (9m²), en suite bedroom 1 (shower room, wc and washbasin) (33m²), bedroom 2 (21m²), bedroom 3 (16m²), bathroom (shower, bath and 2 basins) (9m²), separate wc (2m²)

2nd floor:

Large en-suite bedroom 4 (shower and wc) (38m²), large bedroom 5 (30m²) and games room (19m²). Most of the property is double-glazed, heated by a heat pump and has a compliant septic tank.

The château has retained its authentic features such as tiled floors, mouldings, beams and stonework.

Three terraces surround the château and there is also a carp pond.

The 14 x 6.5 metre saltwater swimming pool is secure and has a large deck and a dovecote used as a diving board.

The poolhouse contains a kitchen area, a room, a separate toilet and a sauna/hammam shower.

The gîte is a converted barn.

GROUND FLOOR:

Living/dining room with fitted kitchen (50m²), bathroom with wc, washbasin and shower (10m²)

1st floor:

En-suite bedroom and landing (40m²)

2nd floor :