

Beautiful 17th Century chateau with 6 bedrooms, swimming pool and views



INFORMATION

Town:	Saint-Seurin-de-Prats
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	390 m2
Plot Size:	12300 m2

IN BRIEF

Stunning property steeped in history, offering huge amounts of charm and character. The property is set in stunning grounds in a fantastic location close to all amenities. This breathtaking property is perfect for a family home, holiday home or would make a superb bed and breakfasts. The property has been lovingly renovated by its current owners and is a real must see!

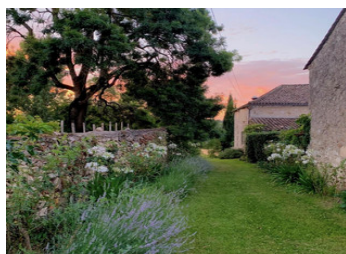


ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Constructed predominantly in the 16th and 17th centuries, with 18th-century additions and modifications, particularly evident in doorways and window openings, this property comprises the main house, crafted from stone, forming a courtyard with two additional stone buildings—the garage and bergerie. The bergerie has been subdivided into a tool shed and pool house, offering a shaded area for poolside dining. Adjacent to an orchard boasting both young and mature fruit trees, there lies a second house, known as The Priory, connected to an extensive barn that once served as a winery. The ensemble also features an underground wine cellar.

A noteworthy feature on the premises is an efficient well equipped with an electric pump for irrigating the garden and replenishing the pool. The former Priory comprises a basement, accessed by a perron leading to a spacious living area on the first floor with a tiled floor. While this area has undergone roof replacement and certain structural enhancements, considerable renovation is needed before considering it habitable, subject to requisite planning consent.

The garden exhibits diverse facets, providing numerous options for outdoor dining or sitting areas. Abundant mature trees, expansive lawns, and a terrace on the north side with a valley view contribute to a private, tranquil atmosphere with a touch of magic. The total land encompasses approximately 1.23 hectares (3 acres).

Main House:

Carefully and tastefully updated, this property seamlessly combines modern comfort with the timeless charm of its origins. Downstairs, three spacious main rooms are complemented by an entrance...