

Remains of a castle built in 1615 by a Kings Counsellor needs saving, with outbuildings overlooking a lake



INFORMATION

Town:	Saint-Mesmin
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	6990 m2

IN BRIEF

A property for the passionate and historically minded who wish to save this wonderful piece of history. Built by a King's counsellor in 1615, it was originally bigger but has been locally documented including a duel taking place in 1743! The outbuildings are currently roofed in sheet metal and are dry, the castle needs similar interim measures to conserve its walls and timbers so that restoration can be carried out piecemeal without fear of further dilapidation. Certain parts of the castle has thick walls, and the basement is vaulted. The property overlooks a lake (that are not part of the property). A great opportunity to acquire a chateau with provenance.

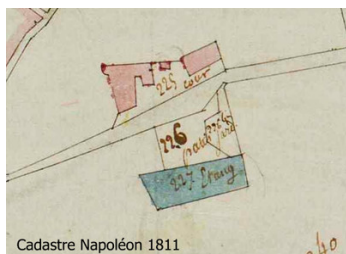


ENERGY - DPE

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.



Cadastre Napoléon 1811

DESCRIPTION

Castle (has for many decades been used as an agricultural building)

Total ground floor area total 137 m²

Total 1st floor area is currently 45 m² (potentially 135 m² approximately)

Vaulted basement with stone arched door

Outbuildings :-

Large barn

Bread oven

Stables

Well

Land including meadow 6990 m²

Amenities

Local shops and supermarket 10 minutes

Nearest SNCF train station 16 minutes

Nearest Airport (Brive) 45 minutes

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES