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## Historic 14th-century chateau in the Perigord

Brantome , Dordogne , Nouvelle Aquitaine



€1,470,000

inc. of agency fees

7 Beds    5 Baths    792 sqm    4.3 ha

This 14th-century chateau with spacious living areas, multiple bedrooms and bathrooms, and ample outbuildings offers endless possibilities for restoration and enjoyment.

### At a Glance

Reference	MFH-IJLB7LB	Near to	Perigueux	Price	€1,470,000
Bed	7	Bath	5	Hab.Space	792 sqm
Land	4.3 ha	Pool	Yes	Land Tax	N/A

### Property Description

This Dordogne chateau is a former noble residence from the end of the 14th century, located 2km from Brantôme and 30 minutes from Périgueux. It is built around a rectangular inner courtyard, with one part dating from the 12th-13th centuries and the other from the 15th century with machicolations. The chateau is accessed by a 300-metre-long tree-lined driveway and is surrounded by dry moats on a 4.32-hectare enclosed domain with beautiful stone walls and shaded paths.

The ground floor is accessed through the inner courtyard and includes a habitable area with a kitchen and monumental stone fireplace, a caretaker's apartment (bedroom, bathroom), an office or pantry, low storage areas, and an underground water source.

The main living area is accessed by a double-stone staircase on the facade. It includes a large 50 sqm entrance hall, an L-shaped living room with a magnificent fireplace and trumeau, a solid walnut library, a large laundry room, 3 bedrooms, 1 bathroom, 2 toilets, and the possibility of creating an additional bathroom. To the right, a long corridor leads to the 13th-century part of the chateau with a very large dining room and Louis XIV woodwork, a small kitchen, 3 bedrooms with fireplaces, and 2 old-style toilets. An entrance leads to a 90 sqm living room with Louis XIV woodwork, a marble fireplace and access to the dungeon staircase.

The second floor can be accessed by the central hall (on the facade), a beautiful 19th-century solid oak staircase, or the dungeon staircase (in the inner courtyard). It is possible to create several suites on this level. On the back, there are three small Napoleon III apartments to be restored, one of which has a chapel.

The chateau also includes a well with a water source, a rainwater recovery system, and a swimming pool. Renovation work is needed on the outbuildings, which include beautiful Napoleon III stables, a garage, a hangar with a new roof, remises (storage areas) including a very large one with a first-floor apartment to be redone, a sheepfold, a chicken coop, and a

stone pigeonier.

## **The Accommodation in the Château**

### **The ground floor**

- 50 sq.m - Boiler room
- 16 sq.m - Laundry
- 8 sq.m - Bathroom, WC
- 16 sq.m - House
- 18 sq.m - Back kitchen
- 30 sq.m - Kitchen, large fireplace

### **The first floor**

- 50 sq.m - Entrance Facade
- Bedroom, dressing room, fireplace
- Private Bathroom in Tower, WC
- 44 sq.m - Distribution corridor
- 25 sq.m - Laundry room
- Bedroom, Bathroom, Single Glazing, Living Room
- Bedroom, Bathroom, Single Glazing, Living Room
- Winter living room, fireplace, double glazing
- 32 sq.m - Entrance hall
- Room + WC in the tower
- Bedroom, double glazing, shower room
- Connecting room, double glazing
- Dining room, double glazing + WC in the tower
- 6 sq.m - Small Kitchen + WC in the tower
- 44 sq.m - Distribution corridor
- 112 sq.m - Main living room in L shape

- 16 sq.m - Library in the tower

## **Development Potential with**

- 194 sq.m - Possible layout 3 rooms/suites
- 160 sq.m - Development possible 3 apartments



## Summary

Property type:	Chateau
Bedrooms:	7
Bathrooms	5
Price	€1,470,000

## Key Information

Internal Area:	792 sqm
Land Area:	4.3 ha
Floor:	3
How many Outbuildings:	4

### Property Features:

- Attic access  
courtyard 120  
m<sup>2</sup>
- Room oven 30  
m<sup>2</sup>
- Large cellars
- Stables

Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**





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