

[Click to view MFH-IJLB7BAF](#)

## Historic Fortified 15th-Century Castle in the Dordogne

Cubjac , Dordogne , Nouvelle Aquitaine



# €1,260,000

inc. of agency fees

3 Beds    2 Baths    438 sqm    1.5 ha

Rrare and authentic 15th-century fortified castle offering large volumes and potential for tourist development in the peaceful valley of the Auvézère in the Perigord.

### At a Glance

<b>Reference</b>	MFH-IJLB7BAF	<b>Near to</b>	Perigueux	<b>Price</b>	€1,260,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	438 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the peaceful valley of the Auvézère, the ancient land of the Templars is inscribed this fortified castle of the 15th century, having preserved very beautiful architectural elements, including a square tower crowned with machicolations. This family property currently comprises 200 sq.m fitted out and a part to accommodate (about 300 sq.m additional); it belonged to Jeanne d'Albret, mother of Henri IV, who stayed there. A fortified

castle of a reasonable size extended by a building body of the eighteenth-century empire era.

The renovated part, mainly on the 1st floor, consists of a large living room, a dining room, a smoking room, 2 bedrooms, 1 with its private bathroom, and another bathroom; on the 2nd floor, a 3rd bedroom. On the ground floor is an entrance with a stone staircase and a renovated guard room with a monumental fireplace. There remains to finish on the ground floor a large living room, a kitchen, and a small living room. as well as on the 2nd floor of the square tower a beautiful room (77 sq.m) under a structure in cathedral style, with access to an incredible walkway within the machicolations. A vaulted cellar on clay is accessible from the outside by a stone staircase. As outbuildings, a beautiful stone barn, and a round dovecote tower on 2 levels (escape keep with condemned underground).

The land is divided into three parts: a park of about 3.600 sq.m, enclosed by stone walls of a height of 3m, with secular trees and an old well. This park is accessible by three different wooden gates. One leads to an orchard of about 4.000 sq.m, then a wooded part and meadow of about 6.400 sq.m.

This rare ensemble has retained all its authenticity. It is well located and quiet but close to all amenities (5 min. from Cubjac, 25 min. from Périgueux, access A89 nearby), and many tourist sites.

## **The Chateau**

### **The ground floor**

- Entrance, tiled floor, exposed beams, stone staircase
- Ground floor 50 sq.m - Living room to finish, old fireplace
- DRC 15 sq.m - Bare kitchen (currently laundry), k door on outside
- Ground floor 6,50 sq.m - Boiler room
- Ground floor 6 sq.m - Vestibule
- Ground floor 2,70 sq.m - WC
- Ground floor 31 sq.m - Salle des Gardes renovated, tiled floor, monumental fireplace
- Ground floor 37,50 sq.m - Raw room, French door on outside, fireplace

### **The first floor**

- 1st 37 sq.m - Dining room, fireplace, window
- 1st 12 sq.m - Bathroom, bath, shower, sink, WC, window
- 1st 3,40 sq.m - Patio + small storage room
- Bedroom, fitted wardrobes, parquet floor, window
- Reception room, exposed beams, 2 windows, old fireplace, parquet floor
- 1st 16 sq.m - Bedroom, window
- 1st 9,50 sq.m - Private bathroom, double sink, window, WC
- 2nd 16,50 sq.m - Attic room, window
- 2nd 77 sq.m - Room to renovate in the Square Tower, high under frame, access round tower

*This exceptional property offers large volumes and can subscribe to a tourist development close to the many sites (caves, old roads of canons, castles, rivers, golf courses ..).*

## Summary

Property type:	Chateau
Bedrooms:	3
Bathrooms	2
Price	€1,260,000

## Key Information

Internal Area:	438 sqm
Land Area:	1.5 ha
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	3
Property Features:	
• Attached house to renovate	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

## Location: Nouvelle Aquitaine





# Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates