



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8921

• Castle / Manor - Bergerac •



## DETAILS

**Land surface:** 47960 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

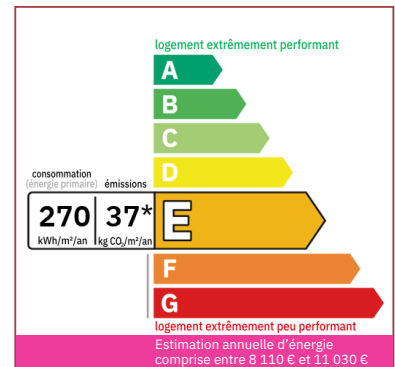
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1850



10 km from Bergerac, a RARE OPPORTUNITY: a beautiful property on 4.9 hectares, comprising a Château Manor house with another house, annex, swimming pool, tennis court, and garages.

750 m<sup>2</sup> living

47 960 m<sup>2</sup>

- Villeréal -

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Price fees included

985 000 €

Agency fees: 5,2 % VAT included\*

Price without fees: 936 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°8921 •

At the end of a tree-lined drive, 100 meters from the main road, lies an 18th-century castle/manor house in the countryside. The manor, with approximately 530 square meters of living space, comprises a main building and a wing overlooking an inner courtyard, with 16 main rooms.

The entire property is enclosed by a high stone wall and a wrought-iron gate.

The manor house consists of:

On the ground floor:

An entrance hall leading to a corridor which provides access to: a 24-square-meter kitchen with a large fireplace, an 18-square-meter utility room/laundry room, a toilet, a 37-square-meter living room, and a beautiful staircase.

In the wing, a corridor leads to a series of rooms: a large 35 sq m dining room with a beautiful fireplace (85 sq m), a study/library (31 sq m).

Upstairs, there are two 20 sq m en suite bedrooms, a 15 sq m bedroom, an 18m x 2.5m hallway, three 16 sq m bedrooms, a bathroom, a 16 sq m en suite bedroom, and a 20 sq m master en suite bedroom.

There is an attic above.

An adjoining 68 sq m caretaker's cottage, accessible from the side and not overlooked, comprises a kitchen/living room on the ground floor and a bedroom and bathroom upstairs.

A stone guest house with a dovecote offers 140 sq m of living space. It includes a kitchen, a living room, and a sitting room. Upstairs: four bedrooms and two bathrooms. Covered terrace.

Outside: a swimming pool with a summer kitchen and barbecue, a tennis court, a three-car garage, and a shed for gardening equipment. Beautiful natural and wooded surroundings.

