



## 4 Bedroom Chateau,

46200, Gourdon, Lot, Occitanie

€609,000

Ref: L4697

\* Available \* 4 Beds \* 2 Baths

Impressive C 15 restored chateau, with a wealth of original character features, in verdant parkland on a riverbank

## Property Description

This historic chateau is in a hamlet in a riverside valley location. It is situated between Sarlat and Souillac, close to a beautiful stretch of the Dordogne valley with many tourist sites close at hand. Shops and facilities are about 6kms away and there is easy access to the A20 motorway.

### Summary

Impressive C 15 restored chateau, with a wealth of original character features, in verdant parkland on a riverbank

### Full Description

The chateau offers a total of about 350 m<sup>2</sup> of habitable space

Kitchen

Drawing room

Dining room

Library

4 Bedrooms

2 bathrooms/WC

2 large cellars

A carved stone entrance door leads into the foot of the tower which has a magnificent stone spiral staircase linking all the floors of the chateau.

#### Garden Level:

Cellars comprising 2 rooms. The original kitchen (4.7m x 6.6m) with a stone fireplace and other original features including the stone food hatch. Central heating boiler, 5000l oil storage tank, water boiler for the new kitchen.

Original guard's room with a magnificent stone fireplace and beamed ceiling with door to exterior. Small wine cellar (9.6m x 6.2m) with a gravel floor.

#### First Floor:

Spacious reception rooms with high beamed ceilings and mainly wood floors. Equipped fitted kitchen with large stone fireplace and huge beams ( 7m x 3,7m). Dining room (3.8m x 5.2m) with parquet floors and exposed wooden beams, with double doors to an outside terrace overlooking the garden. Drawing room (7.8m x 6.6m) with another huge stone fireplace and double doors to the terrace.

#### Second Floor:

Entrance hall (2.7m x 3m) with cupboard housing the hot water cylinder. Library (4.8m x 7.16m) with fitted book and music shelves, with stone fireplace and carpet (covering floorboards). Main bedroom (8m x 6.8m) with stone fireplace and original floor boards, vast painted wood beams and doors to two balconies. Bathroom/WC (3.9m x 2.9m) with bath, shower, WC, fitted cupboards and a door to the balcony.

#### Third Floor:

Large landing/games room at the top of the tower staircase and trap door to get into the roof space above the staircase. 3 bedrooms, all with radiators. Bedroom 2 (about 27 m<sup>2</sup>) with washbasin off which is an attic storage space bathroom/WC (3.2m x 1.65m). Bedroom 3 (about 29 m<sup>2</sup>) with fitted cupboard and wood flooring. Bedroom 4 with washbasin (about 23 m<sup>2</sup>). Bathroom/WC.

Oil-fired central heating

### Outside

Entrance gates lead into charming enclosed gardens of 6,600 m<sup>2</sup> which are well stocked with a variety of mature trees and shrubs . Round stone tower in the garden – on 3 levels

with electricity. Large stone wall separating off the swimming pool area from the chateau. Swimming Pool 12m x 6m with 4m2 steps to the side and cover .

# Gallery

