



French castle for sale in Dordogne,

24200, Sarlat La Caneda, Dordogne, Nouvelle-Aquitaine

* 5 Beds * 3 Baths * 490m2

€1,950,000

Ref: LN-6MPEL

Property Description

Ref.3974 : French castle for sale in Dordogne.

In a preserved countryside, a few steps away from a small town where you can find all the conveniences is this chateau built in the 16th and 17th centuries. Its location is an undeniable asset to be able to take full advantage of all the treasures of the Périgord, whether it is the caves of Lascaux, the medieval town of Sarlat, the gardens of the manor of Eyrignac... everything is within reach!

Brive at 19 kms, Périgueux at 50 kms and Bordeaux at 175kms.

The main facade shows a solid construction that delights the eye by the blond color of its rubble bricks houred with lime mortar. On the left, the watchtower retains a plastered finish creating a happy contrast. A harmony is also given by a large roof of a similar height to that of the facade. Its gray slate roofing offers a touch of color opposite that of the facade. Jacobines have been created, diffusing a soft light on the second floor.

The impression of a solid building is confirmed when one crosses the first thick walls to access the interior.

With a living area of approximately 490sqm, the distribution is as follows:

On the ground floor: The entrance hall gives access to a large living room with a magnificent oak beam and Limeyrat stone slabs that are also found in many other rooms. The office, located just opposite the entrance, overlooks the rear facade, with light streaming through the castle at this point. A dining room with a fireplace, an intimate living room with a fireplace and a fully equipped kitchen complete this first level, without forgetting the alley, named after the gallery that was added a few centuries ago. A beautiful adobe floor is found in this room which leads to the watchtower serving the upper floors. The stone spiral staircase is also a witness to the rich past of the place. A second staircase also exists at the end of the large living room, allowing for a great fluidity of movement.

On the first floor: 3 bedrooms each with a bathroom or shower room have been fitted out in the respect of the original building, a room used as a sports room. The materials chosen are all of high quality. We find old parquet floors, a stone fireplace, old furniture integrating basin and bathtub in one of the rooms. The master bedroom alone has 3 bathrooms, a sauna and a large dressing room. The whole, well separated, remains communicating, another beautiful example of a successful integration of comfort elements in an old building!

On the second floor: Divided in two parts, we find on one side a vast attic directly under the roof and on the other side, accessible mainly by the second staircase, a living area with 3 rooms and 2 bathrooms. We can see the crossbeams, the entrails and the punch of the magnificent frame, a mezzanine in one of the rooms as the height is important to leave room for spacious and well lit rooms thanks to the jacobines. There is also woodwork on the lower parts of the walls in some rooms.

On the third floor: The wide spiral staircase is greatly reduced this time to lead to the highest room of the castle. The view of the French gardens and the horizon is magnificent. All that remains is to imagine how to arrange and occupy this space! The materials chosen are all of high quality. We find old parquet floors, a stone fireplace, old furniture integrating basin and bathtub in one of the rooms. The master bedroom alone has 3 bathrooms, a sauna and a large dressing room. The whole, well separated, remains communicating, another beautiful example of a successful integration of comfort elements in an old building!

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The outbuildings include :

An old annex house not contiguous to the castle of 150sqm on two levels has been restored offering on the first floor a large living room/kitchen with fireplace and a large bedroom.

On the first floor there are three bedrooms, a bathroom and a shower room.

A longère of 27 meters also covered with slates closes the access to the French garden. The entrance to the courtyard of the castle is made by passing under the second floor of the longère under a magnificent stone vault. The floor under the vault has been paved with pebbled concrete paths on edge of the most beautiful effect. On the first floor of the barn we find a relaxation room with a spa. There is also a large area dedicated to storage. An old walnut dryer on the courtyard side of the castle is used as a workshop.

On the first floor, we find an old vaulted cellar (4.80m under the vault) and a second workshop. On the other side of the entrance porch, an old wine storehouse similar to the first one has been divided on the height (wooden construction) to create a stable where the old racks still exist.

The almost 22.23 acres (9 hectares) of land contribute strongly to the development of the castle and other old buildings. A large part of the area is wooded with meadows. A more polished part surrounding the castle exists, with a French garden on the front side and an English garden on the back side. A natural swimming pool has also been created, contributing to the enhancement of the place by its aestheticism and what this type of swimming pool conveys.

Various species are found on the property. We find around the castle, boxwood, cypress, a chestnut tree and various shrubs and ornamental plants. In a more distant area, there are lime trees, walnut trees, cherry trees, apple trees, truffle oaks, oak trees and other hardwoods in the outlying woods.

Gallery

