



## Chateau with equestrian outbuildings South of Bergerac,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

\* 7 Beds \* 3 Baths \* 500m2

€1,950,000

Ref: LN-YQ85E

## Property Description

Ref.4002 : Chateau with equestrian outbuildings South of Bergerac.

This property is composed of an 18th century castle built in white stone typical of the South Bergeracois and topped with flat tiles on the central part, partly renovated by the current owner between 2012 and 2014 to make it a comfortable home.

The entrance to this estate is via a large tree-lined driveway to the gates of the castle and its gravelled courtyard, a beautiful stone staircase invites you into the hall of the castle.

With a living space of about 500sqm it is distributed as follows:

On the first floor: The hall, adorned with original cement tiles located in the center of the castle, gives access from the West to the staircase serving the first floor, a bathroom, a bedroom with beautiful parquet floors, the spacious kitchen with its functional fireplace and a summer kitchen located below in the garden level. To the east, two bedrooms with shower room all renovated with quality materials. You will appreciate the large living room with its row of cupboards and its parquet floor, a few steps down, then a renovated dining room, with its period materials including a superb floor.

On the second floor: A landing serves 4 bedrooms, 3 bathrooms all renovated. A beautiful unfinished attic space of about 100 m<sup>2</sup> located in the central part of the chateau.

The outbuildings include:

A guest house of about 104sqm located south of the chateau, of traditional construction, with 2 bedrooms, a master suite, living room/kitchen, bathroom and cellar.

The passion of the owners for horses is well present with quality installations: a first building including 12 boxes, 3 stalls, numerous storages for fodder and equipments, there is also a walking arena and a riding arena.

The grounds around the castle are specially fenced for horses with quality equipment.

A dovecote completes the ensemble and is adjacent to a relaxation area including a covered terrace, a petanque court and a splendid 16x5 swimming pool heated by heat pump and treated with chlorine.

The land is in one piece for a total surface of 74 acres (30 hectares) mainly dedicated to horses.

# Gallery

