

Exceptional 19th century riverside château, beautifully situated in a lively bastide close to Bergerac



## INFORMATION

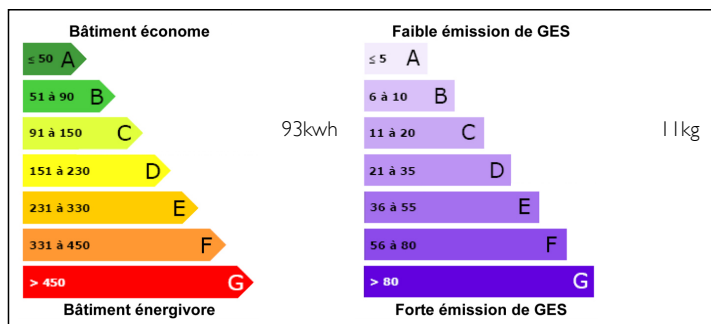
Town:	Eymet
Department:	Dordogne
Bed:	11
Bath:	11
Floor:	600 m2
Plot Size:	17616 m2

## IN BRIEF

An elegant property which has been lavishly restored, crystal chandeliers imported from Prague, rooms with fabulous proportions, beautiful gardens, with swimming pool, bordering a river and the proximity (on foot) of a lively medieval bastide town. The castle would make the perfect wedding venue, restaurant, hotel, B&B or simply a grand family home! Only 25 mins from Bergerac airport and 1 hr 30 from Bordeaux.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The Chateau is established over three floors:

### GROUND FLOOR

Large Entrance Hall with original features and flooring

Reception Room for a refreshment on arrival

Garden lounge / games room with views of the garden and the pond

Dining Room with original features from the 19th Century

Grand Salon with original wall mouldings from 1895 and a majestic fireplace

2 newly installed toilets/guest cloakrooms

Kitchen and pantry newly installed and with access to the sunny terrace

Self contained studio appartement with new kitchen and refurbished wet room

### FIRST FLOOR

Raspberry room with prime view of the garden and spacious en suite bathroom with walk in shower

Saffron Room with views and spacious en suite bathroom with walk-in shower

Lavender room with original wall mouldings, garden views and spacious en-suite with walk in shower

Coral Room with views and adjoining room and ensuite with walk-in shower

Communal Toilet

Anthracite Room with views and spacious en-suite with walk in shower

Suite with garden views, master bedroom with king size bed and adjoining living room, features a magnificent bathroom with bath as well as en-suite with walk in shower

### SECOND FLOOR

This floor has been completely renovated in 2022/23 with custom made double glazed windows, a new wooden floor .

Self contained apartment with spacious bedroom and living room with shared bathroom and large bath, Library with garden views

Large bedroom (fits 2 double beds and 4 singles) with garden views and en suite bathroom with walk in shower.

## NOTES