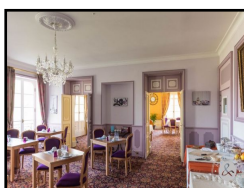
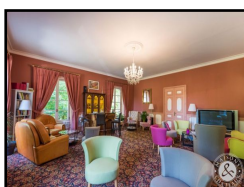




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : **9887CHG**
- Price : **3 340 000 €**
- Location : **Aquitaine / Dordogne**



“Directoire” style château with outbuildings set in a major touristic area.
Offering 42 bedrooms, 5 chambres d'hôtes and 8 gites for a total of 120 beds.
Reception rooms, kitchen. Heated pool 14m by 7m, on 9 Ha of grounds.





Ref : 9887CHG

Location

Living space : **1 000 m²**

Total potential : **0 m²**

Land surface : **9,3 Ha**

Dependences : **yes**

Pool : **yes**

Advantages :

Major touristic area

Perigord Noir



Region : **Aquitaine**

Department : **Dordogne**

Price : **3 340 000 €** agency fees included

Price : 3 200 000 €, without fees

Fees of 4% TTC to be paid by the buyer

Full description

“Directoire” style château with outbuildings set in a major touristic area.

Offering 42 bedrooms, 5 chambres d'hôtes and 8 gîtes for a total of 120 beds.

Reception rooms, kitchen

Heated pool 14m by 7m, on 9 Ha of grounds.

“Directoire” style château with outbuildings offering 42 bedrooms renovated, decorated and equipped in 2015, 5 chambres d'hôtes and 8 gîtes for 120 beds of which 2 with access for persons with reduced mobility in one of the outbuildings.

Large hall for wedding and seminar room on the ground level, caretaker's apartments on the ground

Professional kitchen which can serve 150 meals.

2 dining rooms of 130 m² and 150 m²,

3 lounges,

Sauna, spa,

Toilets PMR,

Fitness room

Billiard room currently being renovated

Outdoor heated pool 14m by 7m new security fence and beaches,

Gas heating in the castle and electric programmable heating and air conditioning in the outbuilding,

Restaurant license, no license 4.

This chateau could become a 4 star hotel business by adding air-conditioning in the rooms and TV in every bedroom.

Sale of business and building with various purchase options.



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