



Ref : 9887CHG

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

Area



Habitable : 1 000 m²



Usable : 0 m²



Land : 9,3 Ha

3 340 000 €

**Chateau for sale Dordogne.** “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.

#### IN SUMMARY

Rooms :  
Bedrooms : 42  
Bathrooms : 42

Swimming pool : yes  
Garage place : nc  
Parking space : nc  
Outbuildings : yes



Gas and Electric



Adsl

**Advantages :** Major touristic area | Perigord Noir

#### SERVICES



1st Shops : Nearby



All shops : Nearby



Health : 25 mn



Elementary : Nearby

Middle School : Nearby

High school : 15 mn



10 mn



10 mn



45 mn

#### ENERGY INFORMATION

Consommation conventionnelle 237,35 kWh/m².an

Estimation des émissions 15,18 kg éqCO2/m².an

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## DESCRIPTION

"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.

Are you interested ?



Marie

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