

# Hamptons

INTERNATIONAL



**Gageac-et-Rouillac, Dordogne, France**

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**£670,000**

**(€772,000)**

## Property details



### Key features

- Garden
- Mains Drains
- Terrace
- Linky
- Covered parking
- Oil fuelled heating
- Panoramic views
- Electricity on site
- Private parking
- Well

### Attributes

Swimming pool

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## Description

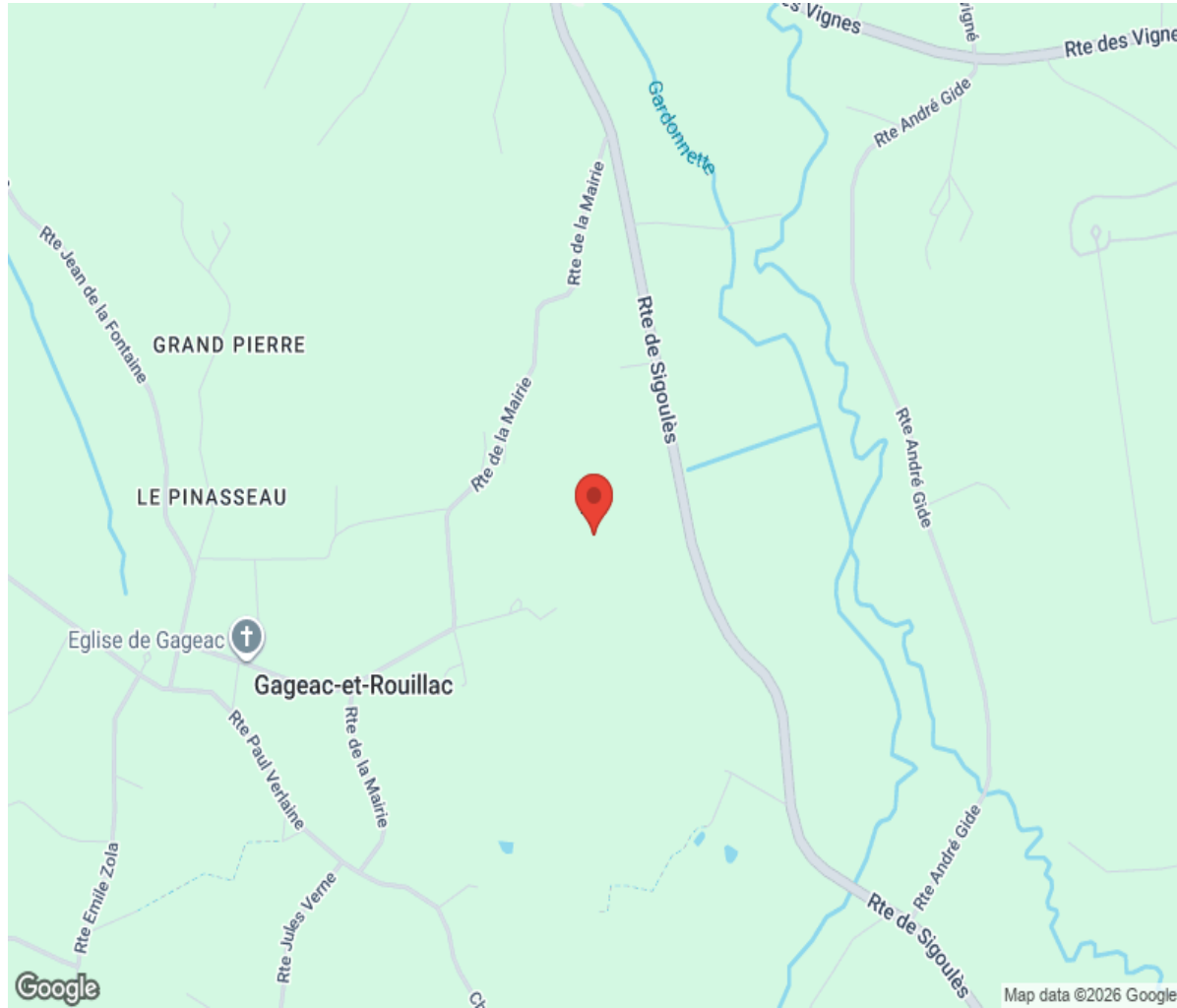
Beautiful Chateau in the heart of the dordogne - Set proudly on a hilltop in a peaceful hamlet overlooking Bergerac and the Dordogne Valley, this elegant stone château offers 9 bedrooms plus an independent gîte. With 414 m<sup>2</sup> of habitable space, it combines character and scale with enormous potential for reconfiguration. Formerly used for wine tastings, the outbuildings could be adapted for guest use or creative projects. The château stands in 9464 m<sup>2</sup> of grounds with mature trees, lawns, and a swimming pool, large enough for privacy yet easy to maintain. The property is also being sold with additional parcels of land totalling approximately 14.1 ha (141621 m<sup>2</sup>) A rare opportunity to acquire a manageable, authentic château with commanding views and great potential in one of the Dordogne's most sought-after settings.





# Location

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