

Château Bergerac 750 m<sup>2</sup>

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PRIX DE VENTE : 1 785 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux Premium is delighted to present this truly exceptional estate, ideally located less than 10 minutes from the historic town of Bergerac and its international airport.

Held by the same family for over 250 years, the property features an elegant, human-scale château set within magnificent landscaped grounds, complete with a swimming pool, a caretaker's residence, and several outbuildings.

A rare and remarkable feature: the estate overlooks the Dordogne River and includes private ownership of an island on the river.

From its grand, monumental entrance through to the reception rooms, bedrooms, and the magnificent stone-vaulted cellar, the château has preserved the authenticity and charm of its original period features.

Modern comforts blend seamlessly with historic character, including central heating and high-speed internet.

And as a final, exceptional detail, natural springs flow on the property year-round.

DPE ( \_ - \_ ) GES ( \_ - \_ )

Honoraires à charge acquéreur. Prix net vendeur 1700000€, honoraires de l'agence 5%, 85000€. Prix honoraires inclus 1785000€.

Pour plus d'information, contact : Katrina Hammond +33788377780

Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445

Retrouvez tous nos biens sur le site [IMMOBA.fr](http://IMMOBA.fr)

Consultez les risques liés à cette propriété sur : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Château	Surface :	750.0 m <sup>2</sup>	NB de pièces :	22 rooms
NB de chambres :	12 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 300

Indice d'émission de gaz à effet de serre (GES) : E 62



**COLDWELL BANKER**  
**EUROPA REALTY**



13 cours Tournon  
France, 33000, Bordeaux



TÉL : +33557340139  
immoba@coldwellbanker.fr