



LES MERLES

by REB

A scenic view of a golf course. In the foreground, a lush green golf course with a yellow flag on a green. In the background, a large, light-colored building with a red roof and white shutters, likely a clubhouse or clubhouse building. The building is surrounded by trees and a well-manicured lawn. The text "LA VALLÉE" is overlaid in a large, stylized font, and "by R E B" is overlaid in a smaller font below it.

LA VALLÉE

by R E B



DESIRABLE VILLAS



IN AN AMAZING ENVIRONMENT

Living in Château les Merles

“Love at first sight”

“My wife and I always dreamed of a gastronomic paradise in rural France. In 2003, we found Château les Merles, a beautiful castle located in a wooded valley in the Dordogne region.

It was love at first sight.

With lots of devotion, an eye for detail and endless patience, we restored the castle to all its former glory. Besides our 15 hotel rooms, every day in our top-quality gourmet restaurant we serve our guests the many fine things that French country cuisine has to offer.

And now we're about to complete our life's work: we have been presented with the unique opportunity – in cooperation with REB Projects – of realising a limited number of high-quality villas and apartments among the vineyards and plum trees that surround the castle.

Welcome to Les Merles!”

Jan van Grinsven



“LA VALLÉE”

by REB

REB develops apartments and villas in three consecutive phases between the forest at Château les Merles estate.

Phase one, “La Vallée”, has already started.

Then followed by “Les Pruniers” and “La Fôret”.

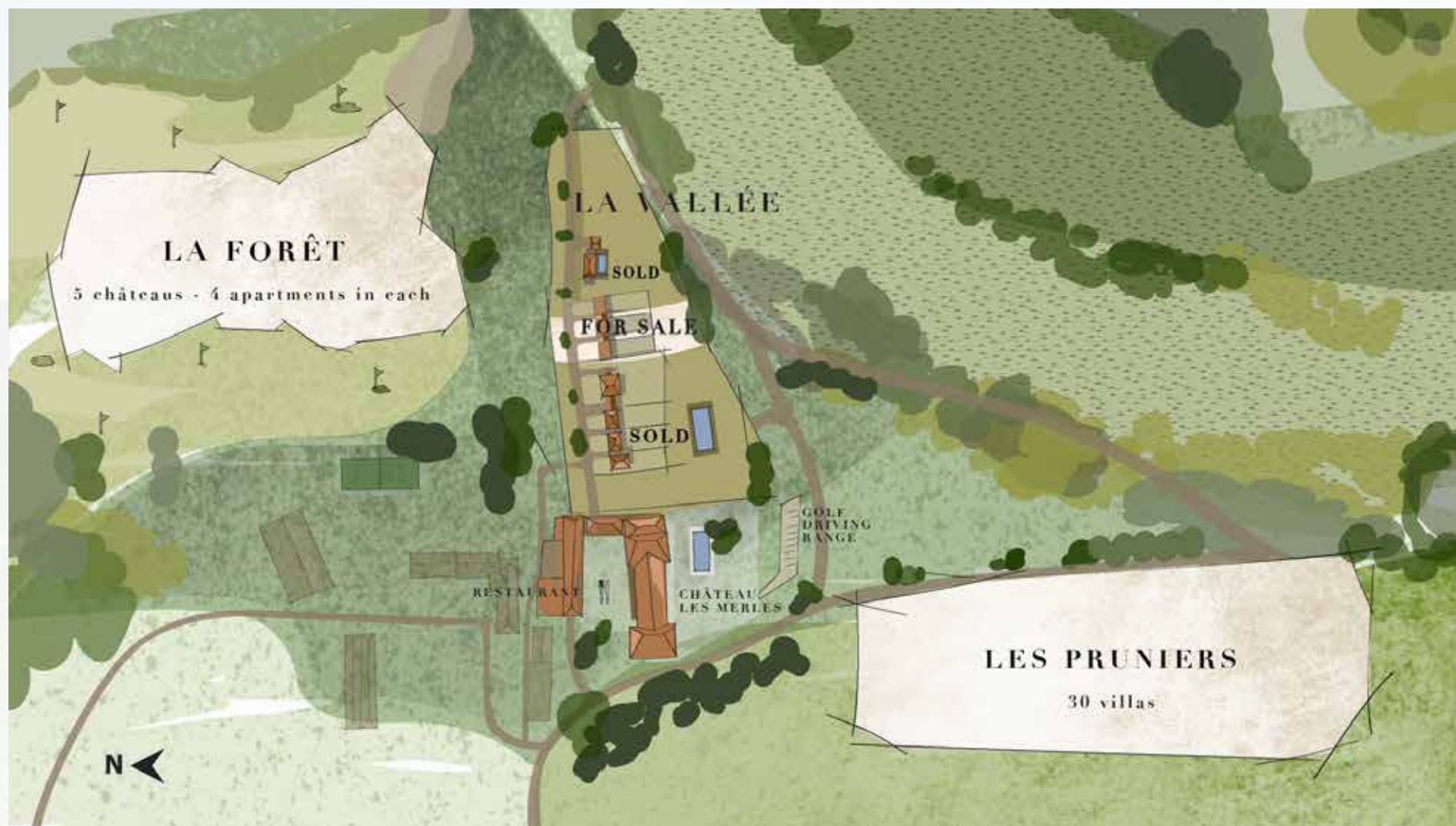
There are a total of eight villas in La Vallée. The villas are built in the traditional style of the Château and have a beautiful view over the Dordogne valley.

There are still two villas for sale, namely villa 5 and villa 6.

Villa 6 can still be delivered casco and can be finished custom-made in a style of your choice.



Château les Merles





THE VILLA

The villa is built in the Perigord style with the region's typical roof pitch and characteristic shutters. The patio doors and windows allow in lots of light and provide a beautiful view over the valley.

Every villa has its own driveway and carport.



THE GARDEN

At the back of the villa, there is a spacious terrace and a south-facing garden. On the lower terrace in the 8 villas in La Vallée, there is a 1,500 m2 shared garden and a 20 x 8-metre swimming pool, of which the residents in La Vallée are the joint owners.

THE LAYOUT

*The villas have a living area of 140m²,
divided over two floors and the attic.*

Villa 5 (furnished and partly finished)

*On the ground floor there is a spacious living room with
an open kitchen and patio doors to the garden.*

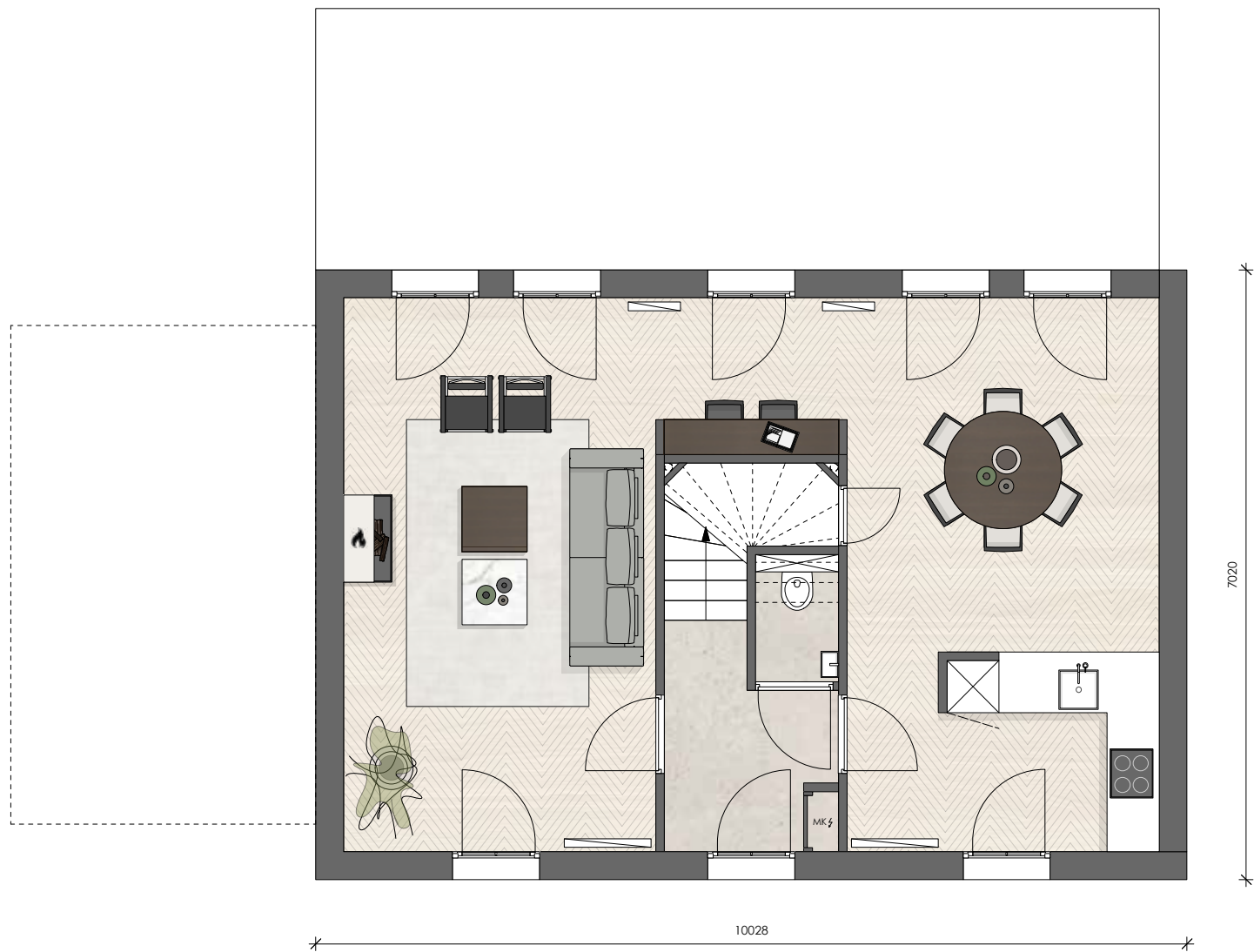
*On the first floor there are three bedrooms,
two bedrooms en-suite and a third bedroom with a
separate bathroom and toilet.*

*Optionally it is possible to add a fourth bedroom with bathroom
on the second floor.*

Villa 6 (hull)

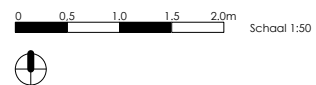
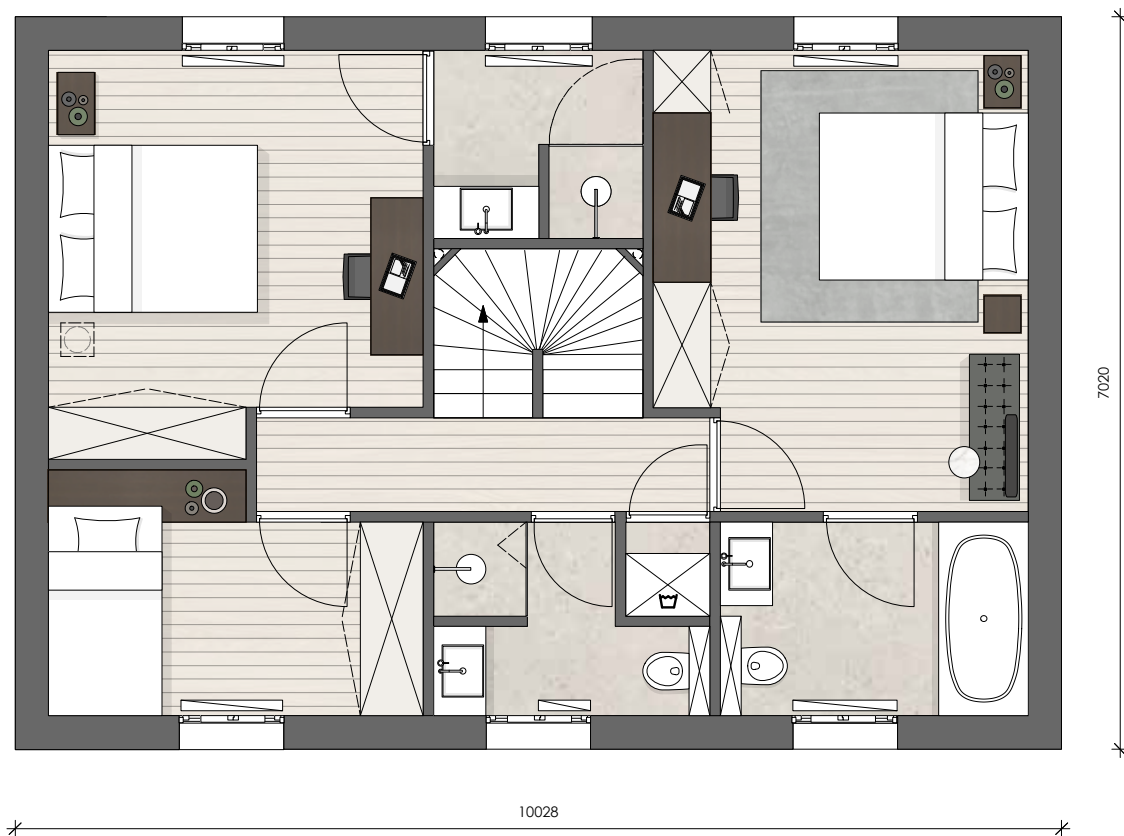
*This villa is delivered casco and can still be arranged and completed
together with the buyer.*





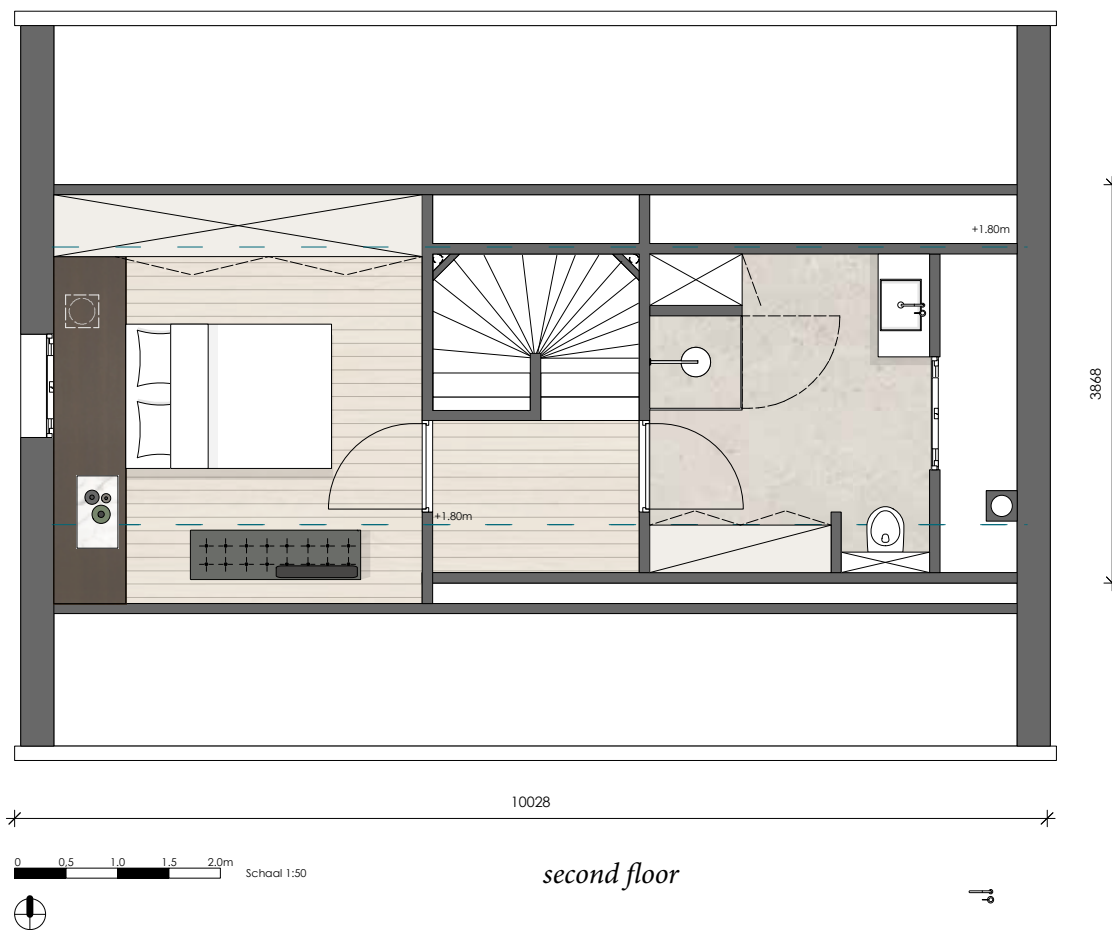
ground floor

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first floor

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<i>Living area</i>	<i>140m²</i>
<i>Levels</i>	<i>3</i>
<i>Rooms</i>	<i>5 optional 6*</i>
<i>Bedrooms</i>	<i>3 optional 4*</i>
<i>Number of bathrooms</i>	<i>3 optional 4*</i>
<i>Surface plot</i>	<i>from approx. 475m²</i>
<i>Opp. common garden</i>	<i>approx. 1.500m²</i>
<i>Swimmingpool</i>	<i>20m x 8m</i>

<i>Purchase of land</i>	<i>EUR 75,000 including VAT</i>
<i>Purchase of villa</i>	<i>EUR 400,000 including VAT</i>
<i>Total</i>	<i>EUR 475,000 including VAT</i>

** additional costs for 4th bedroom/bathroom approx. EUR 20,000 including VAT*

Casco sales price including land EUR 325,000 incl VAT

Conditions:

- *The above amounts do not include the purchase costs of approx. 2.2%.*
 - *The payment of the villa is based on realized construction periods.*
 - *You become co-owner of the communal garden and swimming pool.*
 - *Rental options, expected return between 5-10%.*
 - *There are possibilities to reclaim 20% VAT on rental.*
 - *There are possibilities to finance the purchase (up to 50%).*
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ACCESSIBILITY

*Château les Merles is just a 15-minute drive from Bergerac airport.
Bergerac airport offers flights to Amsterdam, Brussels and
a lot of cities in Great-Britain.*

*All in all, from these places it takes about three hours from
door to door, so your villa is accessible for short excursions and
quiet and relaxing weekends.*

*Two other international airports are within one and a half hour
drive away, offering flights to almost all the capitals across Europe.*

DEPARTURES FROM BERGERAC AIRPORT

- GREAT-BRITAIN,
London City - London Stansted - Bristol - Liverpool - East Midlands - Birmingham -
Edinburgh - Exeter - Manchester - Leeds Bradford - Southampton - Sumburgh - Aberdeen -
Newcastle - Belfast - Dublin - Glasgow - Guearnsey - Jersey - Inverness - Isle of Man

- BELGIUM, Brussels-Charleroi
- THE NETHERLANDS, Amsterdam
- FRANCE, Nice
- CROATIA, Pula
- CROATIA, Dubrovnik
- AUSTRIA, Vienna
- CORSICA, Bastia
- ITALY, Naples

Aéroport Bergerac Dordogne Périgord (international) – 8,7 miles / 14 KM

Aéroport de Bordeaux – Mérignac (international) – 76,4 miles / 123 KM

Aéroport Brive – Vallée de la Dordogne (international) – 86,2 miles / 138 KM



DORDOGNE

Les Merles means 'the blackbirds', which is certainly not a randomly chosen name. It refers to the fact that the Château is situated in the middle of the rolling hills of Dordogne, which are overflowing with flora and fauna.

The surrounding countryside is green, wooded and hilly, and because there is no industry here the region officially has the cleanest air in Europe. Moreover, it is extremely safe. The climate is very mild, with long summers and short temperate winters. Les Merles is a stone's throw from Bergerac, while the vibrant city of Bordeaux is just one hour away.



THE OUTDOOR LIFE

In Dordogne, you can still enjoy the traditional, unspoilt outdoor life. If you like cycling or walking, prepare yourself for some of the most beautiful routes in France. And if you like to be even more active, you can go mountain biking, swimming, jogging and canoeing.

Of course, life in France is not complete without a languid game of jeu de boules under the sycamore trees. At the Château, you also have your own 9-hole, par 35 golf course nestled in between the plum trees and the vineyards.



THE CULINAIRY ART

Dordogne is the birthplace of French cuisine and offers you limitless possibilities to enjoy its culinary delights. Nearby Thiviers is France's foie gras capital, and the best truffles in the world come from Sorges, a short distance away. When the hunting season opens in the autumn, you can find delicious game dishes on the menu everywhere in the region. And as we already mentioned, the restaurant at the Château is one of the best in the region!





BERGERAC WINE REGION

The region around Bergerac is called Perigord Pourpre after the skin of the grape. The region's vineyards, originally built by the Romans, border those of Bordeaux and produce very interesting wines every year.

The famous Chateau Monbazillac dessert wine comes from this region, as does an entire series of high-quality red wines such as those from Pécharmant.

CULTURE

*The region around Les Merles is a delight for the senses.
The area is well known for its medieval villages and towns,
cave paintings, annual folk festivals and, of course,
the many antique markets where you can browse endlessly
as you search for that must-have item.*

It's a feast for the eyes and ears!



We look forward to your visit and wish you a warm welcome.

On behalf of the team Château Les Merles



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