

15th-Century Royal French Château with 710± Acres Surrounded by Six Private Lakes to Sell via Concierge Auctions

Domaine de Ballerand—a storied estate in France's Périgord Vert that once belonged to Alain d'Albret—to sell in cooperation with Maxwell Baynes

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[Domaine de Ballerand](#), a 15th-century château estate spanning 710± acres of private forest and farmland, surrounded by six lakes in France's celebrated Périgord Vert, will sell at auction via Concierge Auctions in cooperation with Michael Baynes and Christophe Chassin of Maxwell Baynes. Listed for €9.5 million with competitive starting bids encouraged, bidding is scheduled to open on 16 September and culminate on 30 September via the firm's online marketplace, [conciergeauctions.com](#).

With documented origins dating to 1498, when the estate belonged to Alain d'Albret, Comte de Périgord and Vicomte de Limoges, Domaine de Ballerand presents a once-in-a-generation opportunity to acquire one of France's most storied private hunting and fishing estates. Holding local connections to the royal hunting grounds of Louis XIV and shaped by centuries of regional nobility, the property offers the next



Fifteenth-century château at the heart of a documented 1498 estate



Six private lakes set within 710± acres of forest and farmland

offers the next

owner an extraordinary canvas: a structurally sound château awaiting full interior customization, a fully renovated main residence, a private helipad, and an unrivaled sporting landscape across more than 700 acres of managed forest and water.

"Domaine de Ballerand is the kind of property that defines what we mean by truly irreplaceable, once-in-a-generation real estate," said Chad Roffers, CEO and Co-Founder of Concierge Auctions. "Our platform is

uniquely positioned and designed to connect an iconic asset of this rarity and pedigree with the global audience of buyers who will recognize its full significance."



Hunting, fishing, and shooting grounds within a single private estate

"Domaine de Ballerand is an estate that rewards those who understand what they are looking at," said Michael Baynes. "The combination of architectural history, sporting heritage, and sheer scale within the Périgord Vert is extraordinarily rare, and the flexibility the property offers—whether as a private retreat, a corporate event venue, or a boutique hospitality destination—makes it relevant to a remarkably wide range of visionary buyers. Our partnership with Concierge Auctions allows us to introduce this remarkable holding to a highly qualified global audience in a focused and competitive environment."

The estate's 15th-century château is structurally sound with a newer roof and utilities ready for connection, offering its next owner a full canvas for customization across grand reception rooms framed by picture windows overlooking the estate and its lakes. A fully renovated main residence provides seven bedrooms and four bathrooms for immediate occupation, while a two-bedroom mill, three turnkey apartments, and additional outbuildings totaling nearly 28,000 square feet offer extensive potential for guest accommodation, a private gym, a spa, or broader hospitality programming. A private helipad supports use as a corporate retreat or event venue and eases access for guests arriving from across Europe.

The sporting credentials of Domaine de Ballerand are without equal in the region. Six private lakes, including one spanning roughly 21 hectares, provide exceptional fishing, while dedicated grounds accommodate both small and large game hunting and shooting across the estate's managed woodland. Miles of trails for hiking and cycling connect directly to the regional Flow Vélo cycling route, and the estate's organic and traditionally managed agricultural land further underscores the breadth of what is offered within a single private holding.

Domaine de Ballerand sits within the Périgord Vert, the northernmost and most densely wooded of the Dordogne's four historic regions, at a crossing point between Périgueux, Angoulême, and

Limoges. Defined by forest, lakes, and small stone villages, the surrounding landscape is built for hunting, fishing, and slow country living at its finest. The Regional Natural Park Périgord-Limousin protects a wide stretch of connected woodland and waterways nearby, while the medieval Château de Montbrun and Brantôme—one of the Dordogne's most celebrated river villages—are both within easy reach. Limoges International Airport and Périgueux Bassillac Airport are each approximately 45 minutes to one hour from the estate.

Images of the property may be viewed [here](#). All photography credited to Andrei Oprescu.

As part of Concierge Auctions' Key For Key® giving program in partnership with Giveback Homes, the closing will result in funding toward new homes built for families in need.

Agents will be compensated according to the terms and conditions of the Listing Agreement. See Auction Terms and Conditions for full details.

For more information, including property details, diligence documents, and more, visit [ConciergeAuctions.com](https://www.conciergeauctions.com) or call +1.212.202.2940.

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