



## MAGNIFICENTLY RENOVATED 19TH CENTURY CHATEAU



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CENTURY CHATEAU...



## PROPERTY FACT FILE

REFERENCE	I15781JVM87
PRICE	€ 945,000 £ 809,326* <small>*agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	604 m <sup>2</sup>
LAND	169025 m <sup>2</sup>
TOWN	Châteauneuf-la-Forêt
DEPARTMENT	Haute_Vienne
LOCATION	50km or less to airport
TYPE	Chambres d'hôtes
CONDITION	Good condition
FEATURES	Wheelchair friendly, Electricity on site, Garage

\*Price based on current exchange rate which is subject to change



- Chateau with views
- Swimming pool
- Renovated
- Land for horses
- Business opportunity

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This amazing chateau on top of a hill fulfils your dreams. All amenities are a five-minute drive away and Limoges with its international airport is only a one-hour drive.

## DESCRIPTIF

In the middle of the countryside of Briance Combade, at the edge of Parc naturel régional de Millevaches en Limousin, you will find this well maintained castle on top of a hill with stunning views. There is more than enough space to develop a business like a chambre d'hotes, if that is of your interest. If not, it would be a magnificent building to reside in.

You enter the property over the beautiful drive lane with big mature trees on both sides. Continuing the driveway you will find the castle with a good-sized heated swimming pool in front of it. Following a trail through your own forests you will have magnificent views over the countryside, and arrive at a tranquil pond to read a book, or do some fishing.

The current owners renovated the castle completely. It has a new roof, double-glazing, and a wood fuelled central heating system.

It consists of a total of 15 rooms:

A big reception room (68 m2),  
Four big bedrooms (25, 17, 23, 44 m2);  
Two living rooms (60 and 65 m2);  
Three kitchens (32, 45, 52 m2),  
Two bathrooms (11 and 23 m2),  
Heating room (45 m2),  
An office room (17 m2),  
A multifunctional room (58 m2),  
A dressing (16 m2).

Next to the castle, you find a small building with a coffee/tea drinking area, and a nice wide terrace in front.

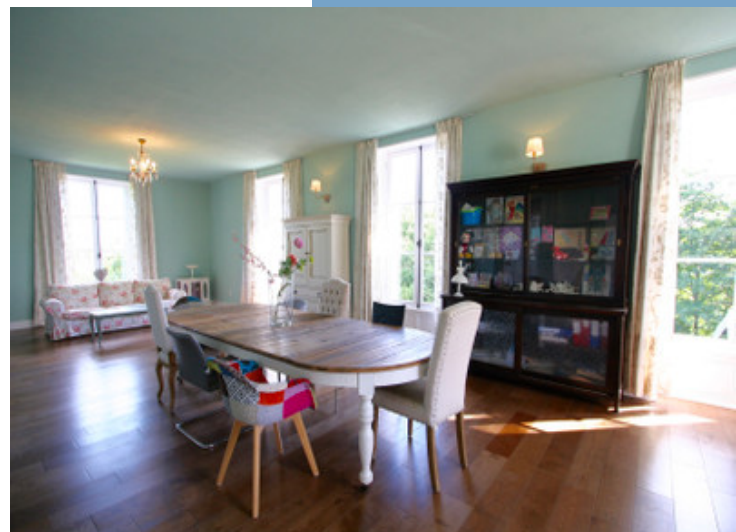
The total land that comes with it is 17ha, of which 7 Ha is forest, and 10 Ha is pastureland. All the land is adjoining, and everything is private. There are no right of ways.

Feel free to ask for more photos or information.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/115781JVM87>

COMPLETE FILE AND PHOTO ON REQUEST



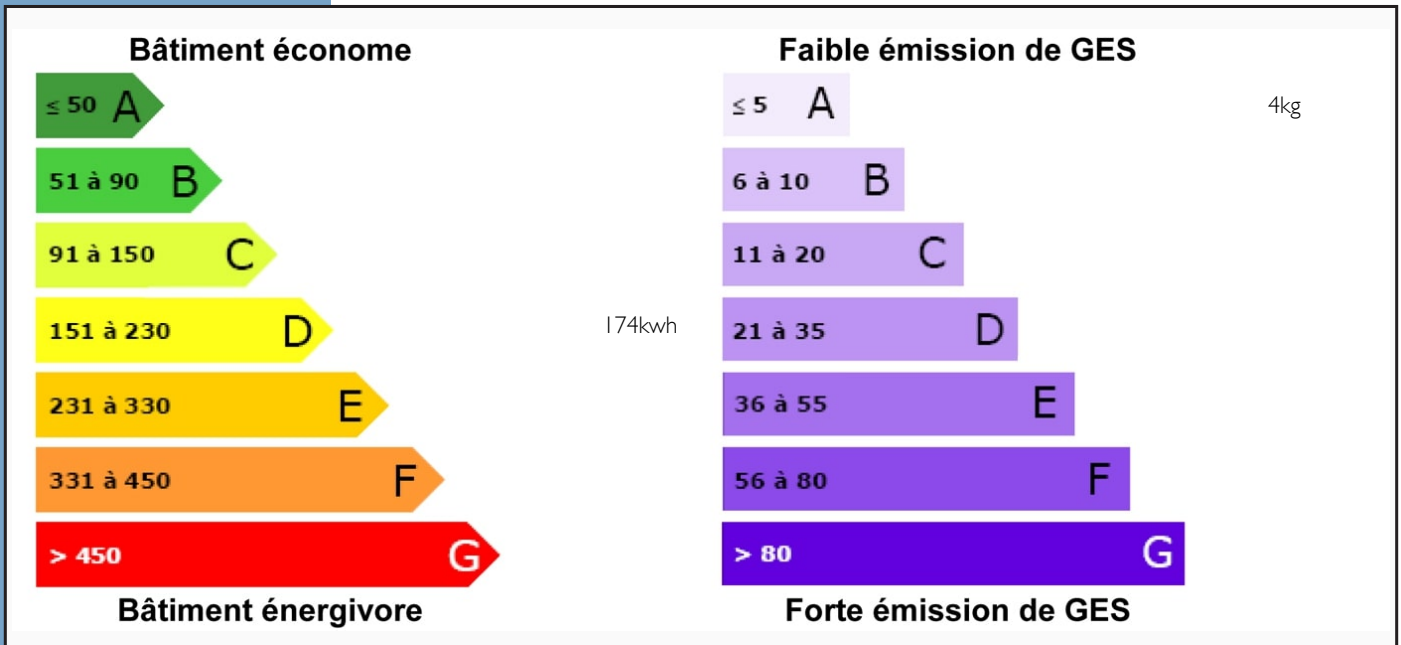
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## ENERGIE-DPE



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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