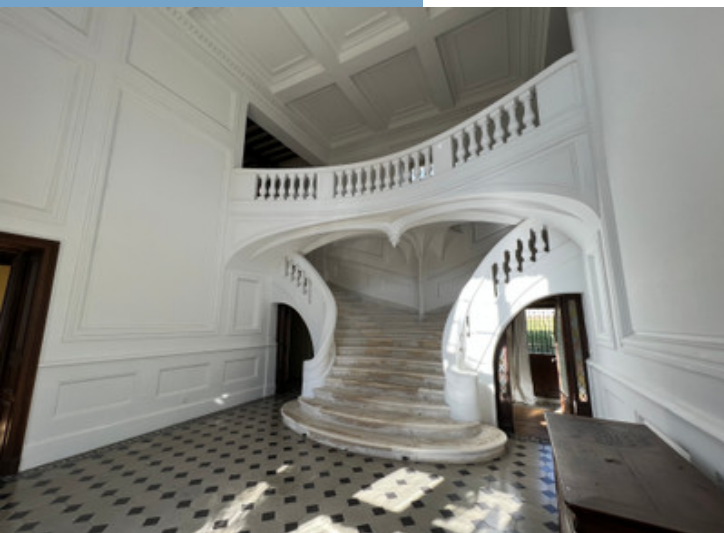


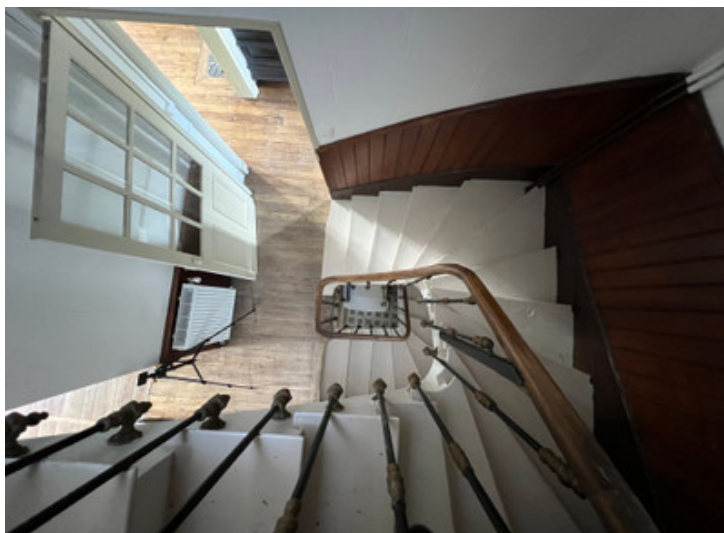


A RARE OPPORTUNITY TO ACQUIRE A
STUNNING HISTORIC CHATEAU WITH
EXCELLENT BUSINESS POTENTIAL.

A RARE OPPORTUNITY TO
ACQUIRE A STUNNING
HISTORIC CHATEAU WITH
EXCELLENT BUSINESS
POTENTIAL. ...



PROPERTY FACT FILE	
REFERENCE	A12534
PRICE	€ 779,999 £ 670,979* <small>*agency fees included: 4 % TTC to be paid by the buyer (749 999 EUR hors honoraires)</small>
BEDROOM	10
BATHROOM	3
ACCOMMODATION	650 m ²
LAND	56300 m ²
TOWN	Champagne-et-Fontaine
DEPARTMENT	Dordogne
LOCATION	
TYPE	Maison de Maître
CONDITION	Excellent condition
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



- Twenty rooms including 10 bedrooms and 3 bathrooms
- Set in 5 hectares of parkland with river frontage
- Outbuildings totalling 1,400 square metres
- Recently renovated
- Rural location but with easy access to Angouleme

A RARE OPPORTUNITY
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STUNNING HISTORIC
CHATEAU WITH
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POTENTIAL. ...

Ref : A12534

An impressive chateau with classic, symmetrical layout. Ideal as a spacious, grand family home or ripe for conversion into a hotel, wedding venue or other business. The grounds cover a surface of over 5 hectares on a plot totalling 5.6 hectares (13.8 acres). The manageable park land is stocked with mature specimen trees and

DESCRIPTIF

Originally built in the 17th then remodelled in 19th century, this stunning chateau was renovated in 2015 to provide a number of modern amenities including gas-fired central heating. Set in its own private park land, bordered by a small river, the classic, symmetrical east facing front facade enjoys morning sunlight shining into all the principal rooms. Boasting around 650 square metres of living space with approximately 20 rooms arranged over three floors and extensive cellars, the chateau is further complemented by outbuildings and a huge barn totalling a further 900 square metres.

The main house consists of the following:

Ground Floor:

Main Entrance 7.2 x 5.6 metres

Drawing Room 5.2 x 5.2 metres

Dining Room 4.4 x 6.3 metres

Kitchen 6.5 x 3.0 metres

Sitting Room 4.7 x 7.8 metres

Breakfast Room 4.7 x 6.0 metres

Kitchen 6.3 x 4.0 metres

Back Passageway and staircase 5.0 x 2.0 metres

First Floor:

Stairs up to Balcony and Passageway 21.0 x 3 metres

Bedroom 1 6.0 x 4.3 with en-suite bathroom 3.1 x 3.6 metres

Bedroom 2 4.2 x 5.0 metres

Bedroom 3 4.2 x 3.0 metres

Bedroom 4 3.0 x 3.0 metres

Bedroom 5 3.2 x 5 metres

Bedroom 6 4.4 x 2.9 metres

Bathroom 3.5 x 4.6 metres

Hallway with small WC and staircase 6.3 x 3.6 metres maximum

Second Floor:

Some rooms on this floor have reduced headroom due to roof angle

Office 6.0 x 6.0 metres maximum

Kitchen 3.0 x 2.5 metres

WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12534>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

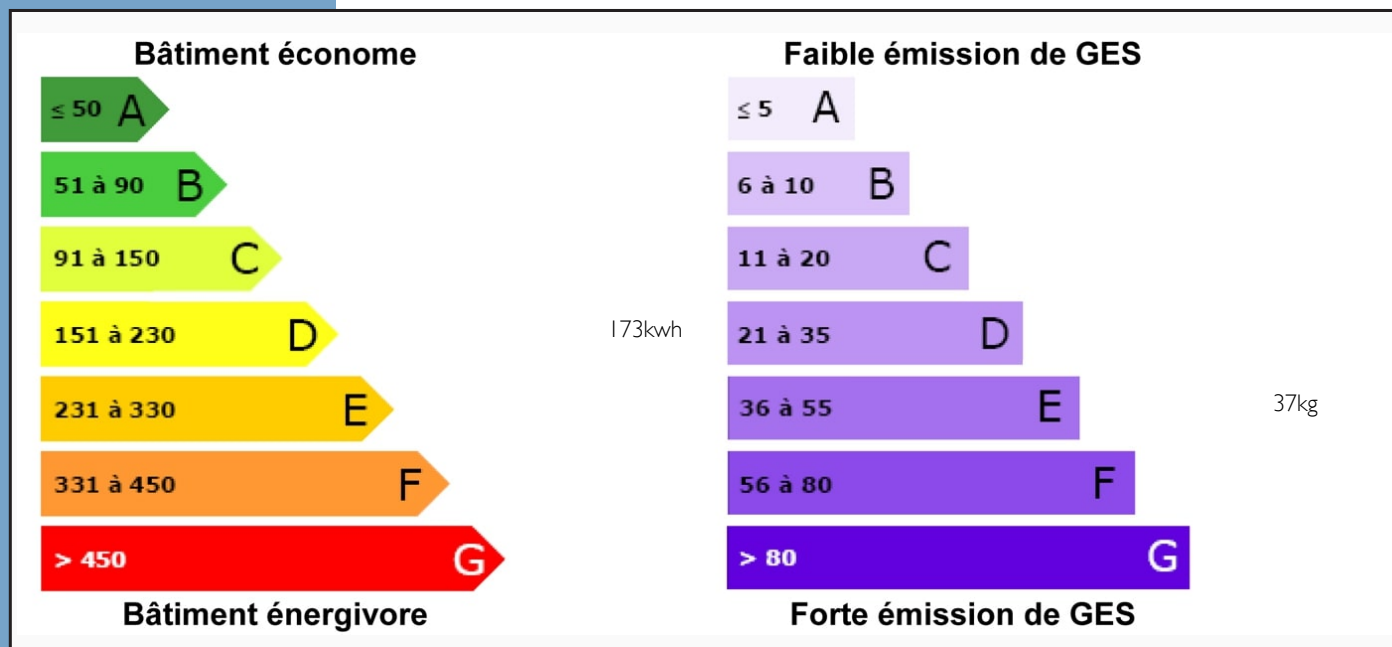
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Ref : AI2534

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : AI2534
FILE COMPLETE
AND PHOTOS
ON REQUEST

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