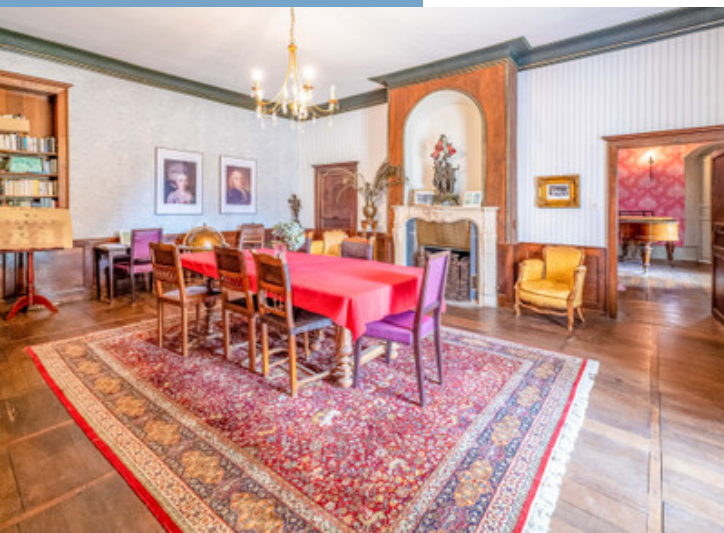




LOVELY CHÂTEAU SITUATED PRIVATELY IN 12  
HECTARES OF WOODLAND & MEADOWS WITH  
A LAKE, ORCHARD AND GUESTHOUSE



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ORCHARD AND GUE...



PROPERTY FACT FILE	
REFERENCE	A24257JHC19
PRICE	€ 2,499,990 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	12
ACCOMMODATION	511 m <sup>2</sup>
LAND	123819 m <sup>2</sup>
TOWN	Uzerche
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Gîtes, Gite Complex, Maison de Maitre
CONDITION	Good condition
FEATURES	Other Drainage, Lake, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Fit for B&B, high end guests, a wedding venue etc
- Very private, not overlooked, calm area
- Easy access to motorways: A20 to Paris or Toulouse
- Key-turn property, ready for business
- Peace and quiet in a beautiful setting

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The château is a property consisting of a manor house with:

Ground floor, a hall, library (38M2), music room (37M2), study, bedroom (14,4M2) with en suite shower room, a dining room (40M2), kitchen (37,5), scullery, laundry room and toilet.

## DESCRIPTIF

This wonderful and romantic Château is situated in the middle of 12 hectares of woodland and pastures.

The entrance is everything one would expect: a monumental gate and a drive up to a covered area to unpack and get out of your 'carriage'. The park around has got the old trees and meadows to wander around in.

The orchard is a little bit further away and has got a view over the lake on the other side of the castle.

The woodlands around make the property very private.

Inside the castle you will find a large part of the floor in pisé: the traditional (and sustainable!) stones for creating a long lasting floor. You will find this in the hall, the dining room and the kitchen, all to the left of the entrance.

The rest of the floors are made of wooden floorboards. To the right of the entrance you will find the library (with french doors), the music room and the office in the tower. But also a downstairs bedroom with ensuite, the utility room (ironing, washing, storage of bedlinen) a second utility with professional dishwashers and storage, the servants staircase and the toilets for the guests.

There are seven generous bedrooms on the first floor of which six have ensuite bathrooms and one with a bathroom on the corridor. There even is a family bathroom.

The second floor can also be used but will need an update: some painting and minor improvements. This floor is used to house more guests if the Château is rented for weddings or larger groups (conferences, team meetings etc)

Two

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24257JHC19>

COMPLETE FILE AND PHOTO ON REQUEST



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

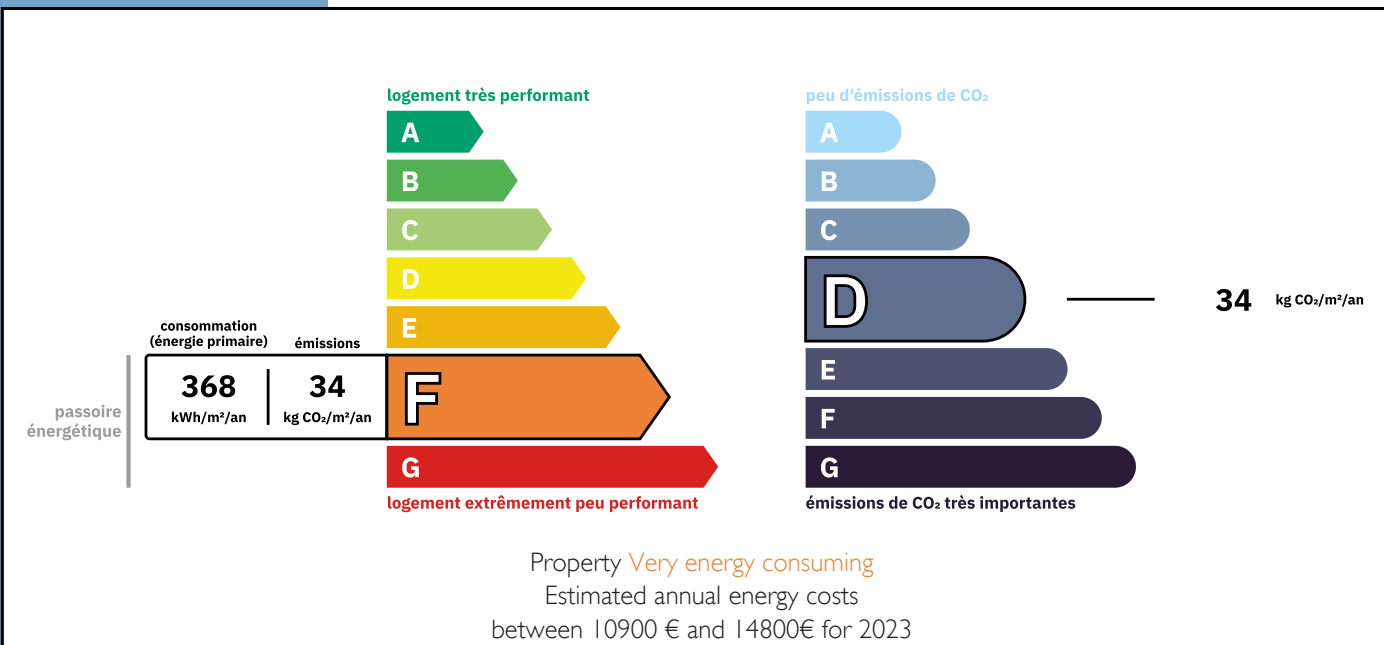
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE

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



## NOTICE

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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 : A24257JHC19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)