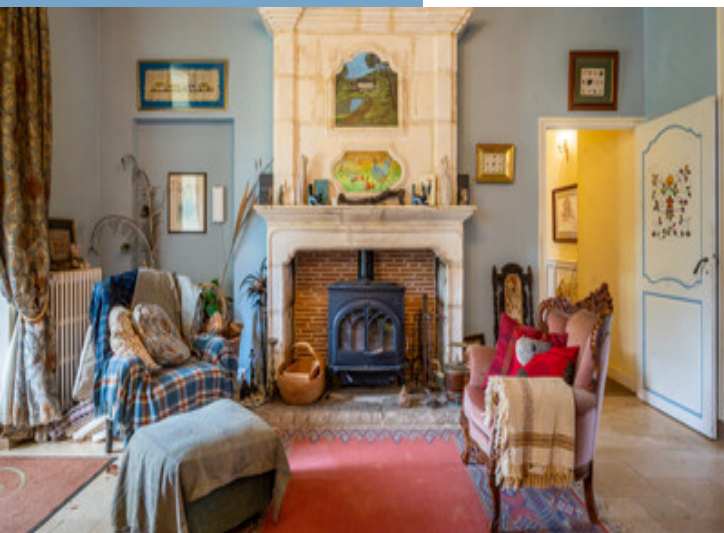




STUNNING CHATEAU WITH 2 GITES, BARNES,  
FUNCTION ROOM, SWIMMING POOLS SET IN  
FENCED GROUNDS OF 165 ACRES.

STUNNING CHATEAU WITH 2 GITES, BARNES, FUNCTION ROOM, SWIMMING POOLS SET IN FENCED GROUNDS OF 165 ACR...



PROPERTY FACT FILE	
REFERENCE	A06886
PRICE	€ 2,575,000 £ 2,147,035* <small>*agency fees included: 3 % TTC to be paid by the buyer (2 500 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	563 m <sup>2</sup>
LAND	674550 m <sup>2</sup>
TOWN	Montignac
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Maison de Campagne, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Completely fenced and gated
- Business potential for functions, weddings retreat
- Suitable for horses
- Large walnut grove giving income potential
- 6 ensuite bedrooms in the chateau

STUNNING CHATEAU  
WITH 2 GITES, BARNs,  
FUNCTION ROOM,  
SWIMMING POOLS SET IN  
FENCED GROUNDS OF  
165 ACR...

Ref : A06886

This unique and newly renovated property is set in the middle of very private and completely fenced grounds. It would make a wonderful family retreat and also offers great potential for anyone wanting to develop a business with the two gites and 6 ensuite bedrooms in the chateau, as well as a purpose built function room. The domain

## DESCRIPTIF

CHATEAU - 458m<sup>2</sup>

Stone steps up to main front door.

Entrance hall 15m<sup>2</sup>.

Salon 50m<sup>2</sup> with French windows to terrace, fireplace with woodburner.

Dining room 23.3m<sup>2</sup> with French windows to terrace, fireplace with woodburner. Corridor with acces to WC with wash hand basin.

Kitchen/family room 51m<sup>2</sup>, fully fitted kitchen with electric AGA.

Fireplace with woodburner. Doors out to covered terrace ideal for summer entertaining with lovely view over the grounds and lake.

Second covered area equipped with a pizza oven and preparation area. Door to the Study 19m<sup>2</sup>.

Door to rear kitchen, prep area. From the rear kitchen is access to a wc, and corridor leading to a large cellar, food storage area, stairs up to two large storage rooms (total about 71m<sup>2</sup>) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m<sup>2</sup> total comprising hallway, dressing room, bedroom (doors to terrace) sitting room, bathroom comprising bath, shower, double basins and wc. Stairs down to jacuzzi room.

Stone spiral staircase leading to first floor landing. Access to five newly renovated ensuite bedrooms with stylish high quality bathrooms.

Walk in laundry cupboard.

Stone staircase continues to attic over the whole bedroom area.

GITE 1 - 47m<sup>2</sup>

The former chapel has been renovated as a one bedroom gite comprising kitchen, bathroom and sitting room on the ground floor and staircase to bedroom. Small private terrace area.

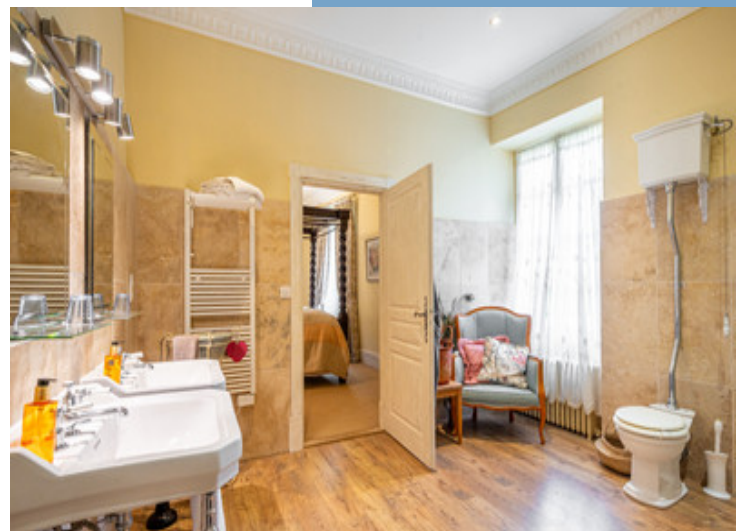
GITE 2 - 58m<sup>2</sup>

A spacious newly renovated guest cottage with open

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06886>

COMPLETE FILE AND PHOTO ON REQUEST

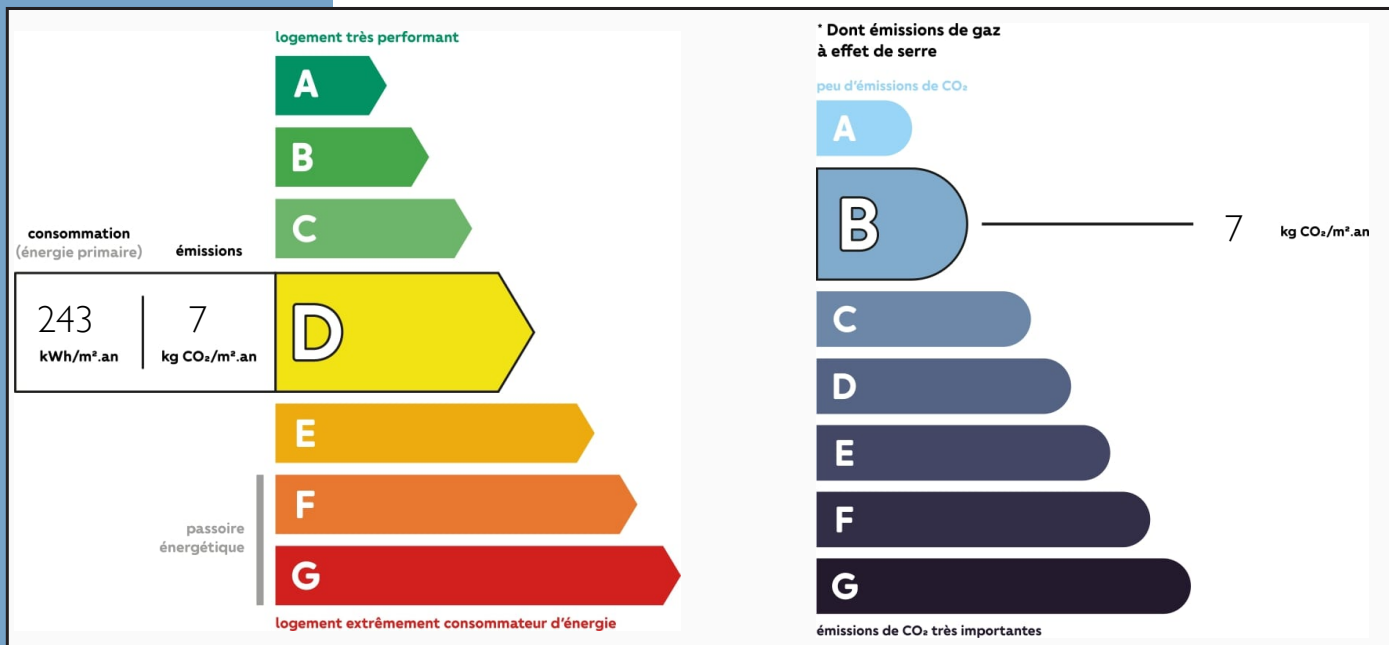


STUNNING CHATEAU WITH 10  
GITES, BARNS, FUNCTION  
ROOM, SWIMMING POOLS  
SET IN FENCED GROUNDS OF  
165 ACR...

Ref : A06886

## ENERGIE-DPE

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



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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 :A06886  
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)