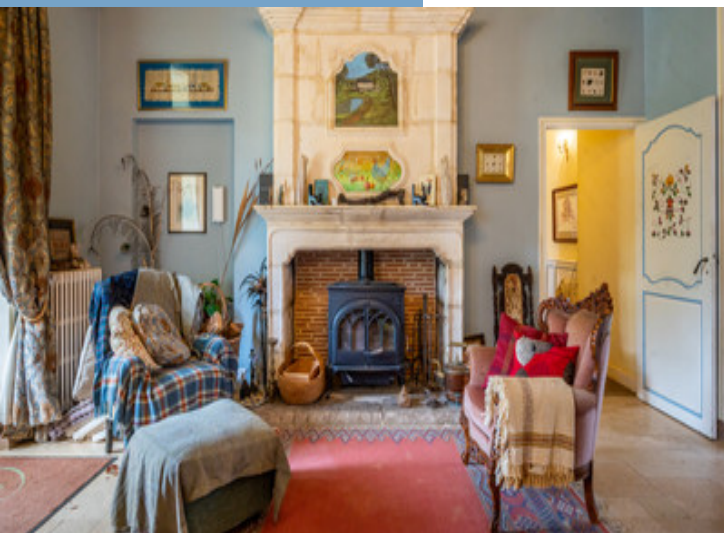




STUNNING CHATEAU WITH 2 GITES, BARNES,
FUNCTION ROOM, SWIMMING POOLS SET IN
FENCED GROUNDS OF 165 ACRES.

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



PROPERTY FACT FILE	
REFERENCE	A06886
PRICE	€ 2,850,000 £ 2,446,440* <small>*agency fees included: 3 % TTC to be paid by the buyer (2 766 990 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	563 m²
LAND	674550 m²
TOWN	Montignac
DEPARTMENT	Dordogne
LOCATION	50km or less to airport
TYPE	
CONDITION	Excellent condition, Good condition
FEATURES	Hobby vineyard, Garage, Barns / outbuildings
<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 - 458m²

Stone steps up to main front door.

Entrance hall 15m².

Salon 50m² with French windows to terrace, fireplace with woodburner.

Dining room 23.3m² with French windows to terrace, fireplace with woodburner. Corridor with acces to WC with wash hand basin.

Kitchen/family room 51m², 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 19m².

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 71m²) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m² 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 - 47m²

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.

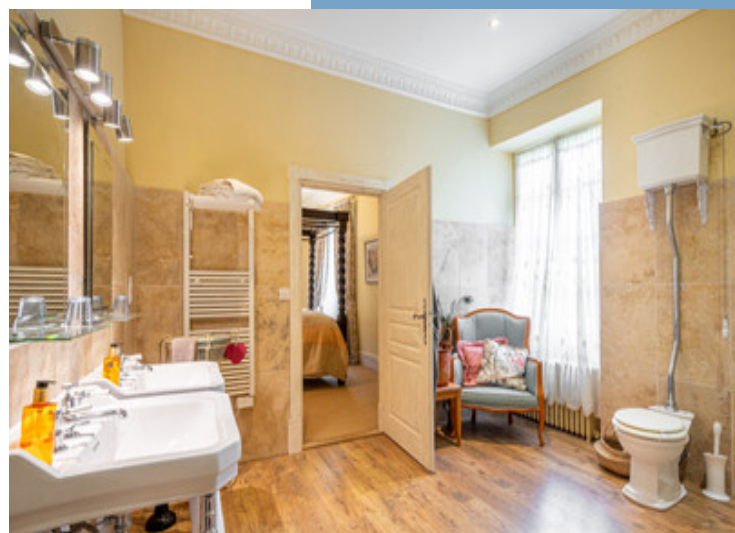
GITE 2 - 58m²

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



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

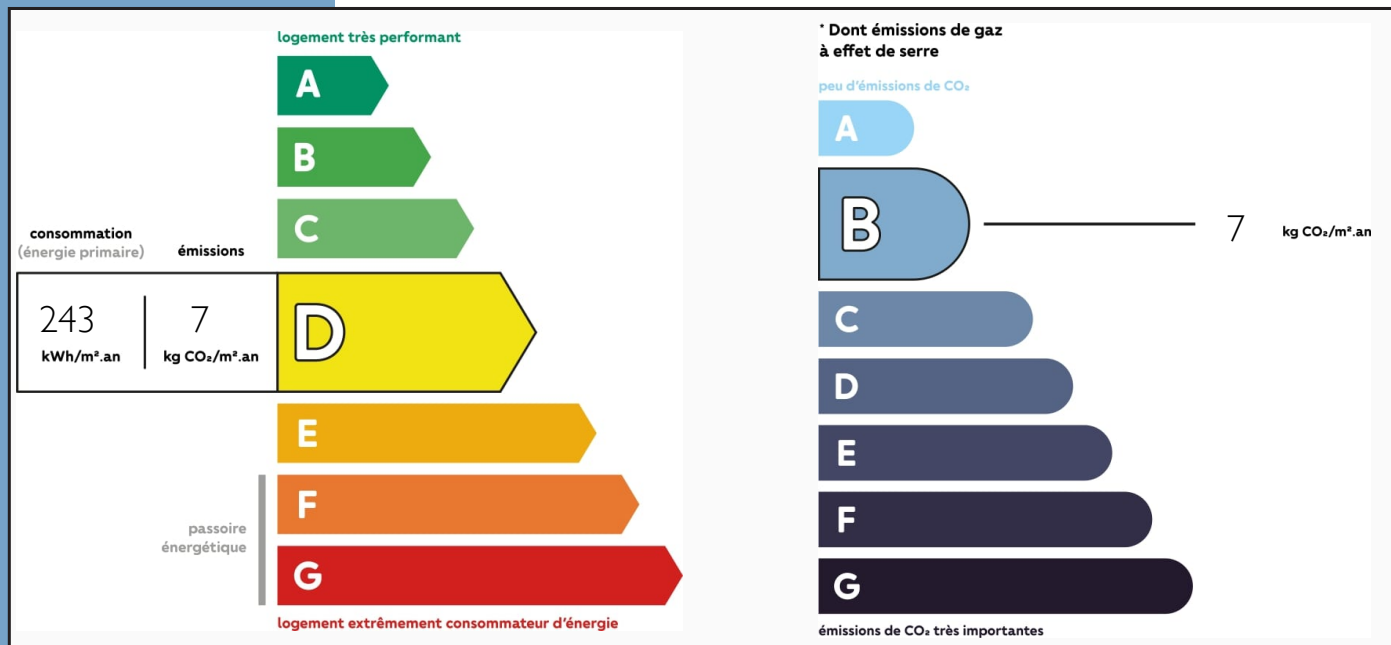
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING CHATEAU WITH
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/>



NOTICE

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

1: 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 :A06886
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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