

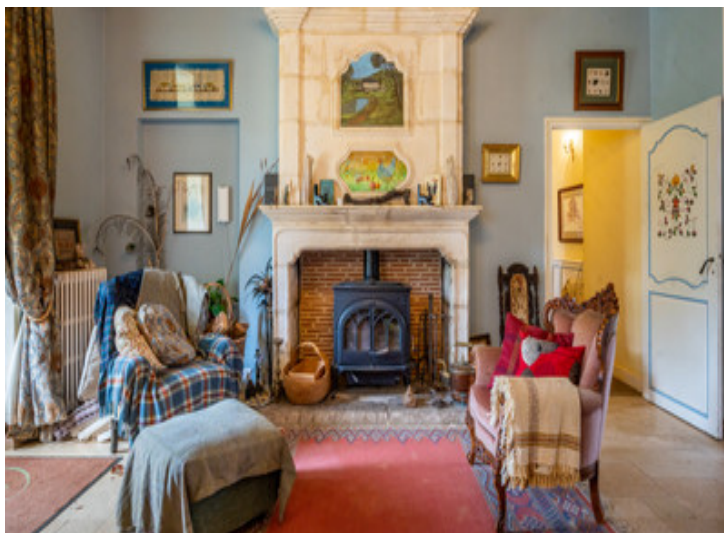


STUNNING CHATEAU WITH 2 GITES, BARNES,  
FUNCTION ROOM, THREE SWIMMING POOLS  
SET IN FENCED GROUNDS OF 165 ACRES.

STUNNING CHATEAU  
WITH 2 GITES, BARNS,  
FUNCTION ROOM, THREE  
SWIMMING POOLS SET IN  
FENCED GROUNDS OF 1...



PROPERTY FACT FILE	
REFERENCE	A06886
PRICE	€ 1,999,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	563 m²
LAND	674550 m²
TOWN	Montignac
DEPARTMENT	
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

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WITH 2 GITES, BARNs,  
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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.

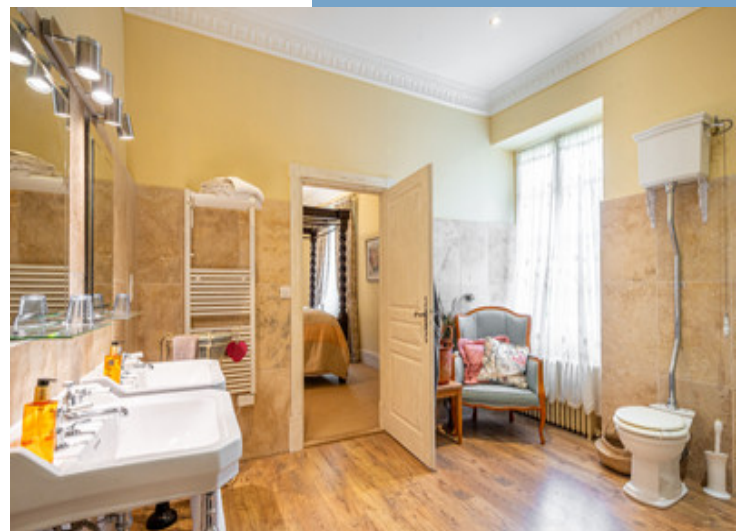
GITE 2 - 58m<sup>2</sup>

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



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

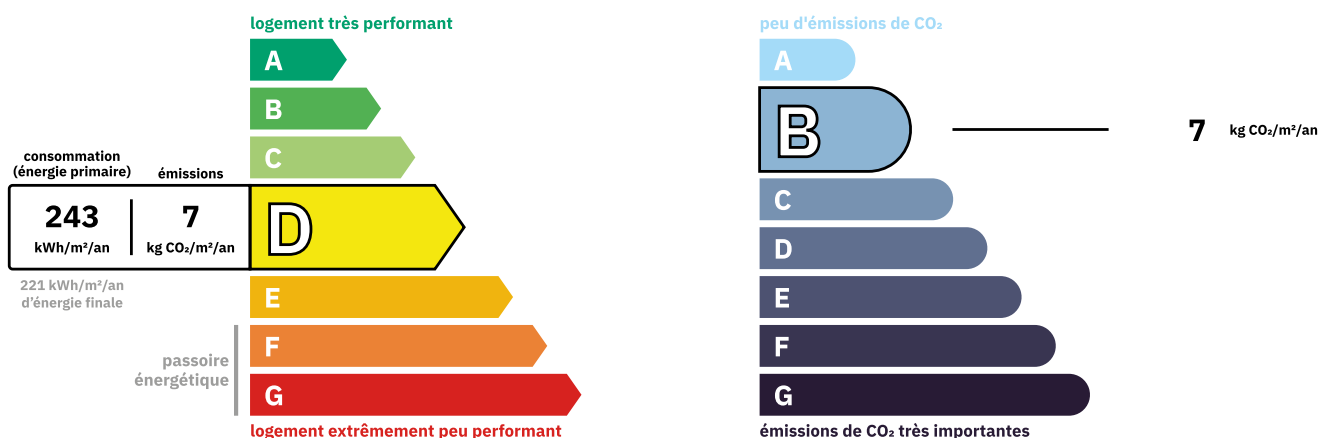
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STUNNING CHATEAU WITH  
GITES, BARNs, FUNCTION  
ROOM, THREE SWIMMING  
POOLS SET IN FENCED  
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3650 € and 5000€ for 2021

## NOTICE

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## CONTACT

Réf :A06886  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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