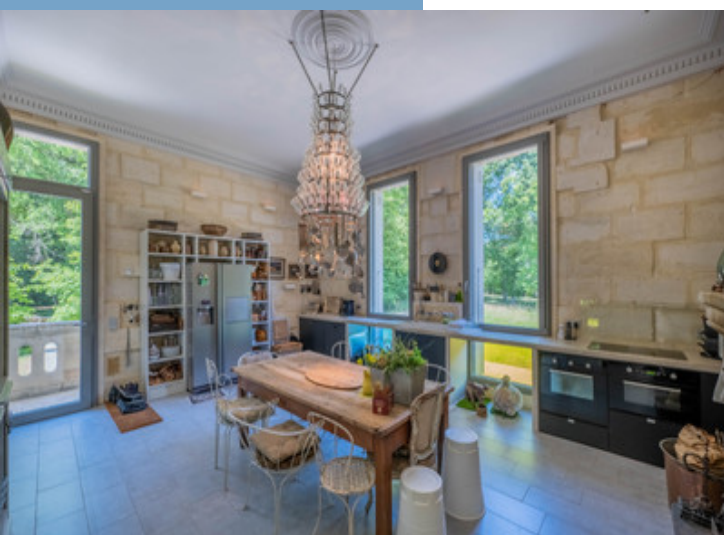




## HIGH QUALITY RENOVATION FOR THIS CHÂTEAU 17KM FROM BORDEAUX CENTER

HIGH QUALITY  
RENOVATION FOR THIS  
CHÂTEAU 17KM FROM  
BORDEAUX CENTER...



PROPERTY FACT FILE	
REFERENCE	A13837
PRICE	€ 3,850,000 £ 3,263,068* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	9
ACCOMMODATION	910 m <sup>2</sup>
LAND	54400 m <sup>2</sup>
TOWN	Bordeaux
DEPARTMENT	Gironde
LOCATION	50km or less to airport
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Walking distance to shops
<small>*Price based on current exchange rate which is subject to change</small>	





- Complete qualitative renovation by architect
- Very close to Bordeaux, int'l airport, coast
- Private wooded grounds
- Restored outbuildings - gite potential
- Heated pool, 9 full bathrooms

HIGH QUALITY  
RENOVATION FOR THIS  
CHÂTEAU 17KM FROM  
BORDEAUX CENTER...

Ref : AI3837

This unique château has been meticulously renovated to an extremely high standard by an architect specialized in historic building restoration. Built in the mid-19th century as a hunting lodge, this family home is a magnificent setting to entertain guests. The living spaces offer generous volumes, light throughout and an ease of flow rarely seen in

## DESCRIPTIF

Built of light-colored limestone with an overhauled slate-covered roof, the château is positioned at the center of 5 hectares or 12 acres of grounds accessed by a star shaped network of graveled paths. A rare 19th century wind turbine known as an 'Eolienne Bollée' with foot access was used to draw water to feed cattle grazing on pastures around the château. Today it provides a remarkable feature nestled into the woodland. A 29 m<sup>2</sup> heated outdoor swimming 'lap' pool with counter-current, pool house and shower sit next to the château. A 'son et lumière' installation lights up the château in the evening whilst music projects from hidden loudspeakers across the château grounds.

Every room in the château offers sweeping views onto the surrounding park. The 65 m<sup>2</sup> living room has South, North and East facing floor-to-ceiling windows inviting nature into the château. This resolutely modern inside/outside living concept sits beautifully with the restored classical features such as open fireplaces, original doors and rendered stone walls. Alongside the living room is a vast entrance hall opening to both the South and the North sides of the château and a billiard room. This makes for 130 m<sup>2</sup> of reception space. A fully-fitted modern kitchen with prep-pantry connecting to an adjacent formal dining room, and a wheelchair-accessible ground floor en-suite bedroom make up the ground floor.

A wheelchair-accessible glass elevator connects the four floors of the châtea

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI3837>

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)

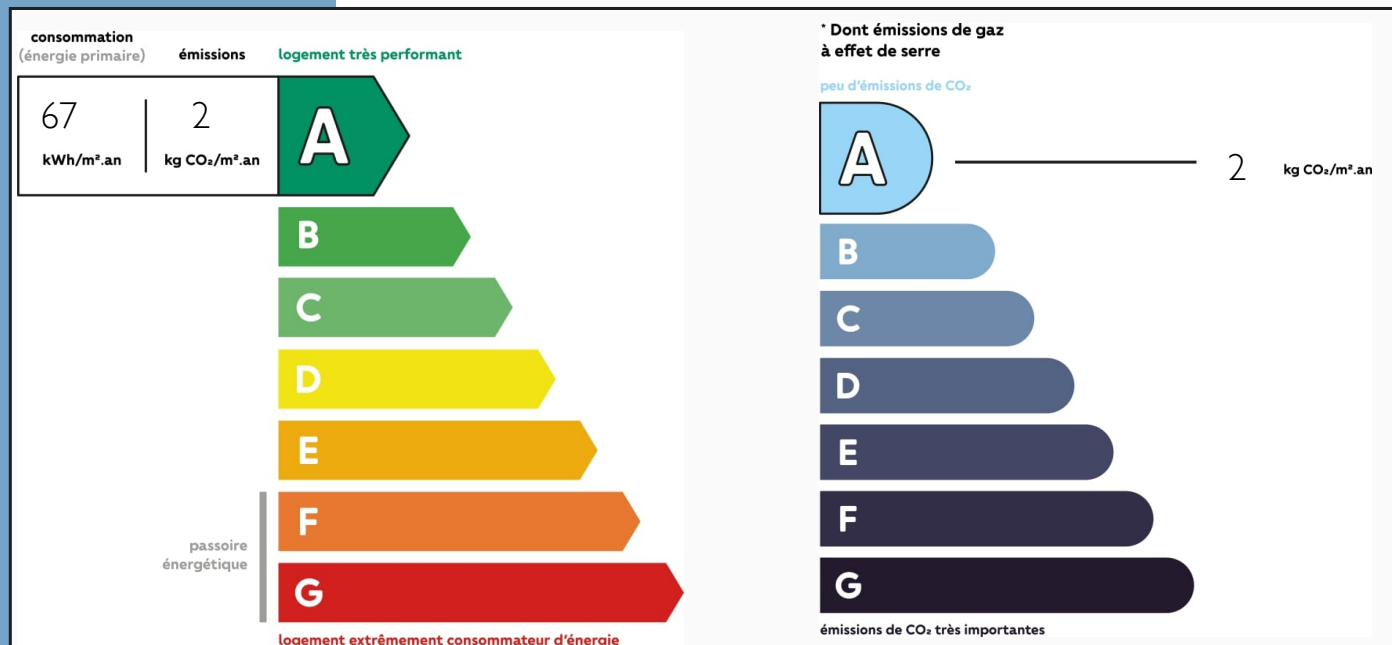


HIGH QUALITY RENOVATION  
FOR THIS CHÂTEAU 17KM  
FROM BORDEAUX CENTER...

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

Ref : AI3837

## ENERGIE-DPE



## NOTICE

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

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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 : AI3837  
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)