



AN ELEGANT CHATEAU OFFERING  
MAGNIFICENT VIEWS PLUS AN ESTABLISHED  
BUSINESS SET IN PEACEFUL SURROUNDINGS.



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ESTABLISHED BUSINESS  
SET IN PEACEFUL  
SURROUNDI...



PROPERTY FACT FILE	
REFERENCE	A18073AW47
PRICE	€ 799,000 £ 687,579* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	11
ACCOMMODATION	530 m <sup>2</sup>
LAND	31100 m <sup>2</sup>
TOWN	Lauzun
DEPARTMENT	Lot_et_Garonne
LOCATION	0-2KM to amenities
TYPE	Ensemble de Gîtes
CONDITION	Good condition
FEATURES	Electricity on site, Private parking, Woodburner(s)
<small>*Price based on current exchange rate which is subject to change</small>	



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- Stunning Views
- Peaceful location
- Swimming pool
- Established business
- Close to amenities

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This impressive chateau has an existing annual income plus bookings in place for the season ahead.

It offers panoramic views with a fantastic swimming pool and is situated on over 7 acres of land.

Bursting with original features, it is divided into the owner's

## DESCRIPTIF

### Ground Floor

- Main entrance (approx 20m<sup>2</sup>) Tiled floor & wooden staircase
- Lounge (approx 76m<sup>2</sup>) exposed stone, French doors to terrace, tiled floors
- Kitchen (approx 21m<sup>2</sup>) fully fitted kitchen, French doors to terrace, tiled floor  
(Shower room off the kitchen)
- Dining Hall (approx 39m<sup>2</sup>) wood burner, wooden beams, cupboard
- Office (approx 6m<sup>2</sup>) exposed stone, tiled floor
- Separate WC with washbasin

### First Floor

- Landing / Library - Exposed stone walls
- Master bedroom (approx 39m<sup>2</sup>) built in cupboards
- Dressing room (approx 12.5m<sup>2</sup>) cupboards
- En-suite (approx 13m<sup>2</sup>) bath, hand basin, WC, bidet,
- Lounge (approx 40m<sup>2</sup>) wooden beams, carpeted floor
- Bedroom 2 (approx 9m<sup>2</sup>) Ensuite: (approx 4m<sup>2</sup>) handbasin, WC, shower
- Bedroom 3 (approx 12m<sup>2</sup>) Ensuite: (approx 3.7m<sup>2</sup>) handbasin, WC, shower
- Bedroom 4 (approx 18m<sup>2</sup>) Ensuite: handbasin, bidet, shower, bath, WC
- Bedroom 5 (approx 16m<sup>2</sup>) Exposed stone Ensuite: shower, HB, WC,
- Bedroom 6 (approx 12m<sup>2</sup>) Bedroom 7 (approx 12m<sup>2</sup>) Shower room

### Apartment

- Entrance Hall (approx 19m<sup>2</sup>) Utility room (approx 7.5m<sup>2</sup>) Cloak room
- Kitchen (approx 7m<sup>2</sup>) fitted kitchen, French doors to lounge
- Bedroom 1 (approx 10m<sup>2</sup>) Bedroom 2 (approx 13.5m<sup>2</sup>)
- Bathroom (approx 5m<sup>2</sup>) hand basin, bath, WC

### Apartment

- Entrance Hall (approx 19m<sup>2</sup>) / Cloak room
- Open Kitchen / Lounge (approx 25m<sup>2</sup>) fitted kitchen, carpeted
- Bedroom 1 (approx 10m<sup>2</sup>) cupboards Bedroom 2 (approx 13.5m<sup>2</sup>) cupboards
- Bathroom (approx 5m<sup>2</sup>) hand basin, shower, WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18073AW47>

COMPLETE FILE AND PHOTO ON REQUEST



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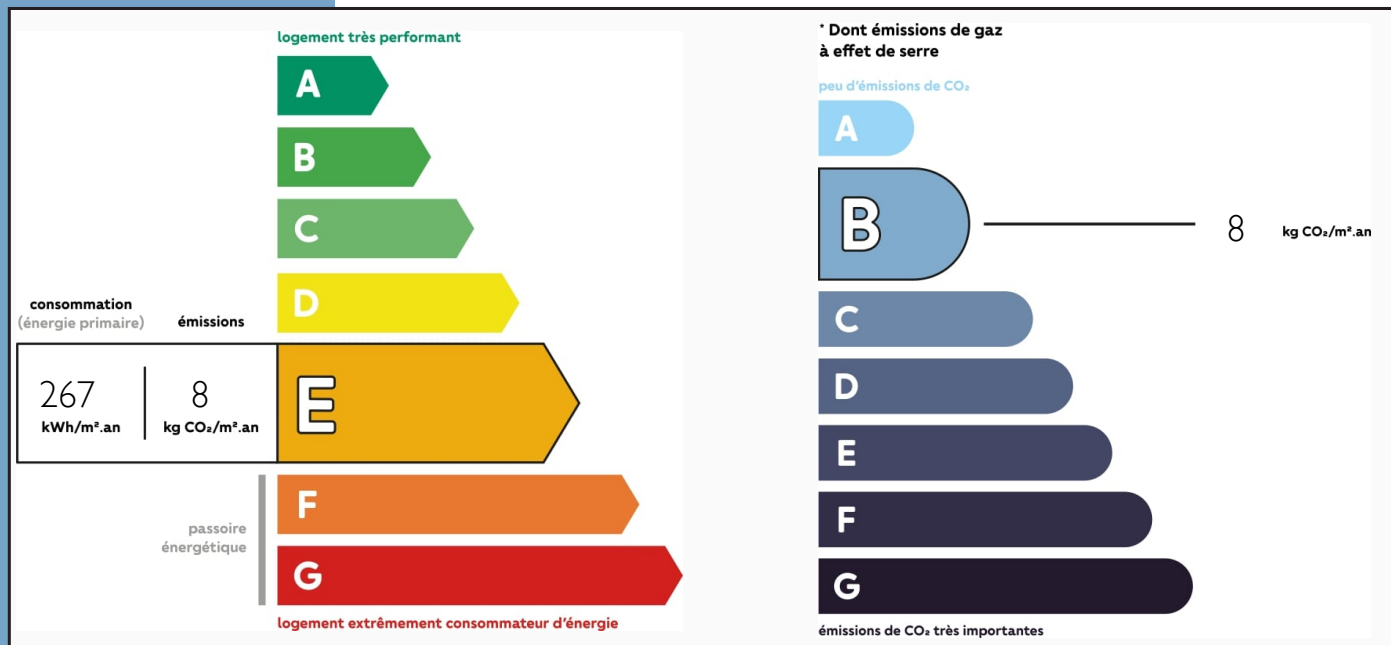
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## ENERGIE-DPE

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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## CONTACT

Réf : AI8073AW47  
FILE COMPLETE  
AND PHOTOS  
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