



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

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| PROPERTY FACT FILE | |
|--|--|
| REFERENCE | A18073AW47 |
| PRICE | € 799,000 £ 665,351* *agency fees to be paid by the seller |
| BEDROOM | 14 |
| BATHROOM | 11 |
| ACCOMMODATION | 530 m ² |
| LAND | 31 100 m ² |
| TOWN | Lauzun |
| DEPARTMENT | Lot_et_Garonne |
| LOCATION | 50km or less to airport |
| TYPE | Maison de Campagne, Gite Complex |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Other Drainage, Private parking |
| *Price based on current exchange rate which is subject to change | |



- 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 20m²) Tiled floor & wooden staircase
- Lounge (approx 76m²) exposed stone, French doors to terrace, tiled floors
- Kitchen (approx 21m²) fully fitted kitchen, French doors to terrace, tiled floor
(Shower room off the kitchen)
- Dining Hall (approx 39m²) wood burner, wooden beams, cupboard
- Office (approx 6m²) exposed stone, tiled floor
- Separate WC with washbasin

First Floor

- Landing / Library - Exposed stone walls
- Master bedroom (approx 39m²) built in cupboards
- Dressing room (approx 12.5m²) cupboards
- En-suite (approx 13m²) bath, hand basin, WC, bidet,
- Lounge (approx 40m²) wooden beams, carpeted floor
- Bedroom 2 (approx 9m²) Ensuite: (approx 4m²) handbasin, WC, shower
- Bedroom 3 (approx 12m²) Ensuite: (approx 3.7m²) handbasin, WC, shower
- Bedroom 4 (approx 18m²) Ensuite: handbasin, bidet, shower, bath, WC
- Bedroom 5 (approx 16m²) Exposed stone Ensuite: shower, HB, WC,
- Bedroom 6 (approx 12m²) Bedroom 7 (approx 12m²) Shower room

Apartment

- Entrance Hall (approx 19m²) Utility room (approx 7.5m²) Cloak room
- Kitchen (approx 7m²) fitted kitchen, French doors to lounge
- Bedroom 1 (approx 10m²) Bedroom 2 (approx 13.5m²)
- Bathroom (approx 5m²) hand basin, bath, WC

Apartment

- Entrance Hall (approx 19m²) / Cloak room
- Open Kitchen / Lounge (approx 25m²) fitted kitchen, carpeted
- Bedroom 1 (approx 10m²) cupboards Bedroom 2 (approx 13.5m²) cupboards
- Bathroom (approx 5m²) hand basin, shower, WC

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

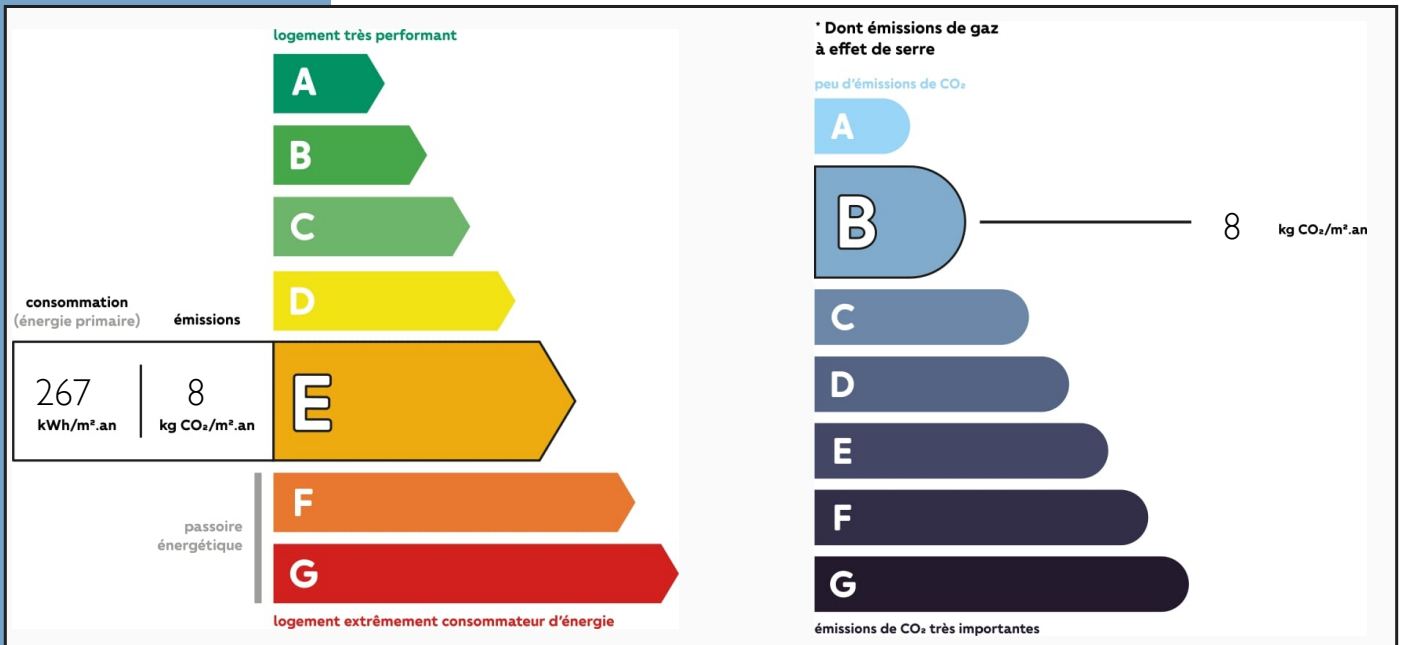


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A18073AW47
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