



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

www.leggettprestige.com

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



PROPERTY FACT FILE	
REFERENCE	A18073AW47
PRICE	€ 799,000 £ 662,771* *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

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

Ref : A18073AW47

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

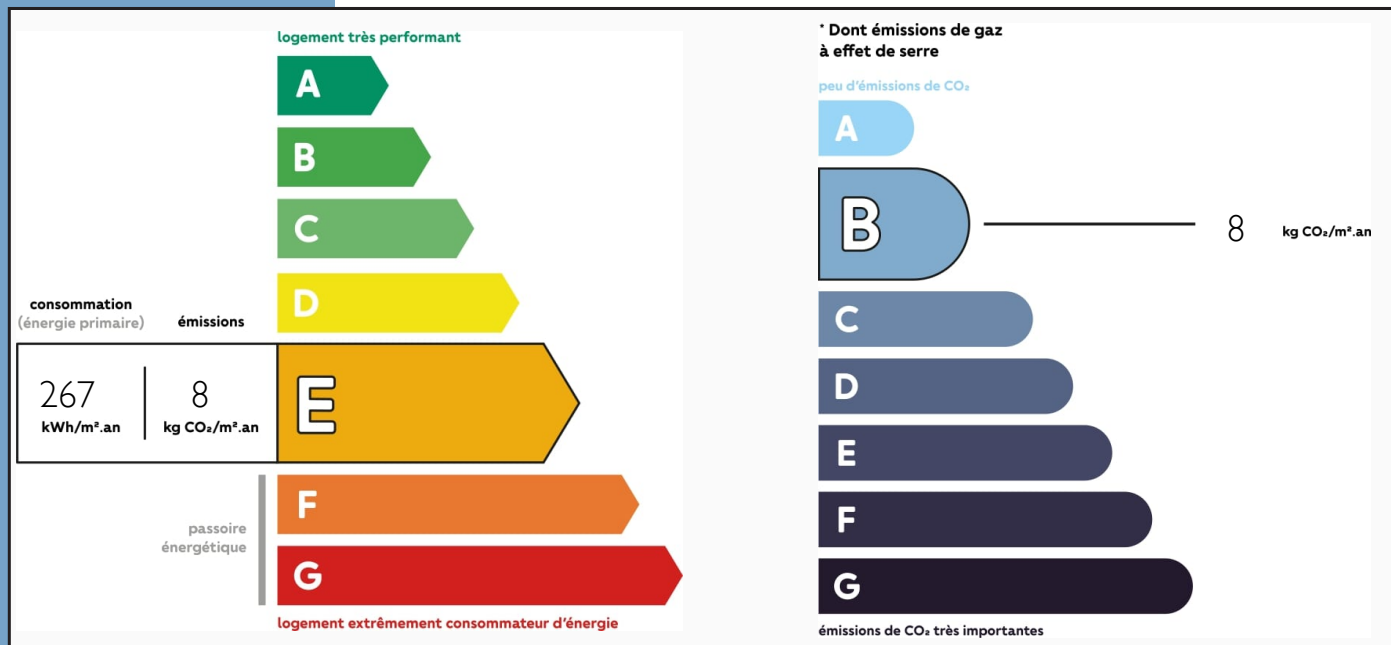


AN ELEGANT CHATEAU
OFFERING MAGNIFICENT
VIEWS PLUS AN ESTABLISHED
BUSINESS SET IN PEACEFUL
SURROUNDINGS...

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

Ref : A18073AW47

ENERGIE-DPE



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 : 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