



SPLENDID EARLY 19TH CENTURY CHATEAU  
IDEALLY SITUATED IN 28 HA OF GROUNDS IN  
THE SOUTH WEST. DELIGHTFUL DECOR.

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CENTURY CHATEAU  
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HA OF GROUNDS IN THE  
SOUTH WEST. DELIGHTF...



PROPERTY FACT FILE	
REFERENCE	A18148SAT32
PRICE	€ 2,500,000 £ 2,080,125* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	11
ACCOMMODATION	1200 m <sup>2</sup>
LAND	287820 m <sup>2</sup>
TOWN	Saint-Mont
DEPARTMENT	Gers
LOCATION	
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Fully Renovated/double glazed
- Business opportunity
- Panoramic views including view of the Pyrenees
- Security system and electric gate
- Air conditioning

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This beautifully restored 1200m2 chateau in the South West of France with 28 hectare of parkland is ideally situated in the wine regions of Madiran and Saint Mont.

This eleven bedroom private residence has been tastefully restored to an extremely high standard by the current owners, who have created

## DESCRIPTIF

The chateau briefly comprises, over 2 floors :

eleven bedrooms  
eleven bathrooms  
and reception rooms  
kitchen, utility, additional storage space  
all rooms fitted with double glazing.

The annexe comprises of:

Pool room with double doors to patio and swimming pool.  
Large partitioned area, with mezzanine, and catering style kitchen.  
Views to the parkland.  
Sweeping driveway, enhanced with mature trees, leading to the entrance to the house and the annexe, ample additional parking available accessed by electric gate.  
The 14x4m heated, chlorine pool has an electric cover and summer cover with an adjacent covered terrace perfect for aperos.

Chateau 1194.54m2

Ground floor 363.57m2  
Boiler room 40m2  
Kitchen 52m2  
Back kitchen 9m2  
Living room 1 32m2  
storage room 13m2  
access ch1 and ch2 3m2  
Bedroom 1 36.37m2 (bathroom 6m2)  
Bedroom 2 32.88 (bathroom 8m2)  
Hall 30m2  
corridor 15m2  
Library 34m2  
Bedroom 3 58m3 (bathroom 8m2)

Floor 1 266.76m2

storage room 13m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18148SAT32>

COMPLETE FILE AND PHOTO ON REQUEST

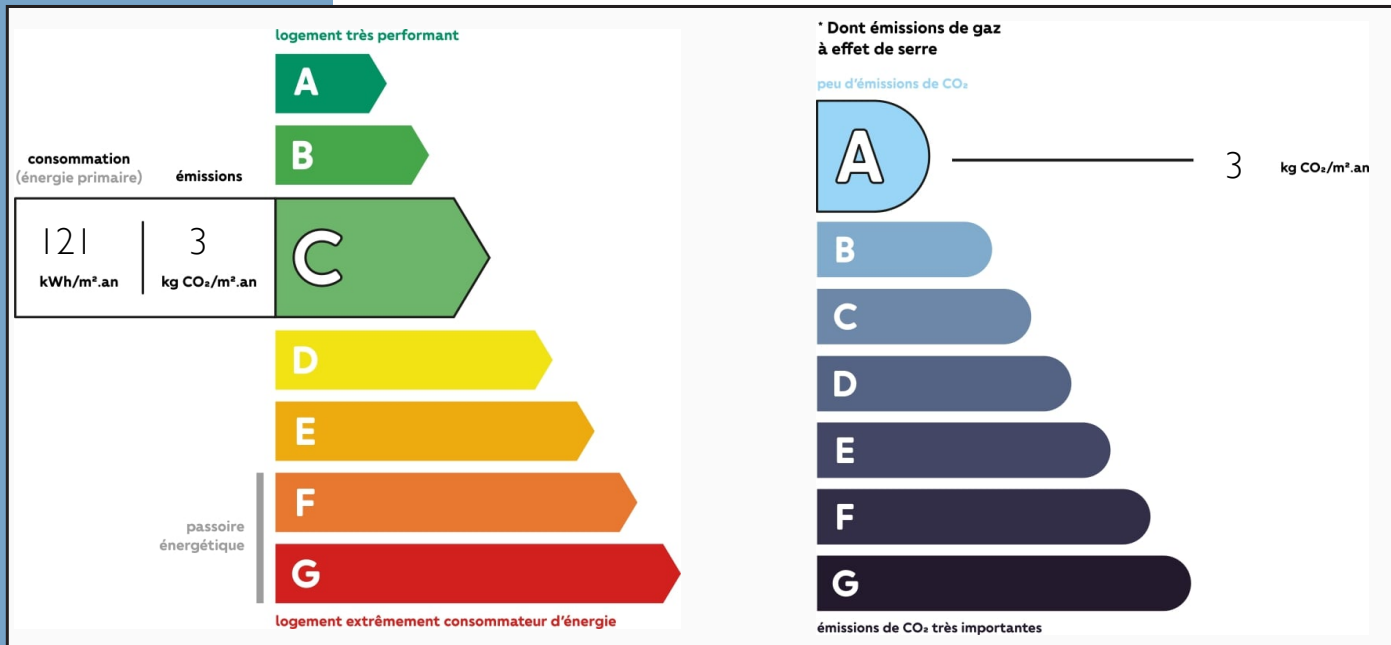


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A18148SAT32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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