



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

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PROPERTY FACT FILE	
REFERENCE	A18148SAT32
PRICE	€ 2,500,000 £ 2,139,325* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	1200 m²
LAND	287820 m²
TOWN	Saint-Mont
DEPARTMENT	Gers
LOCATION	
TYPE	
CONDITION	Excellent condition
FEATURES	Electricity on site, Private parking, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 132m2
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)

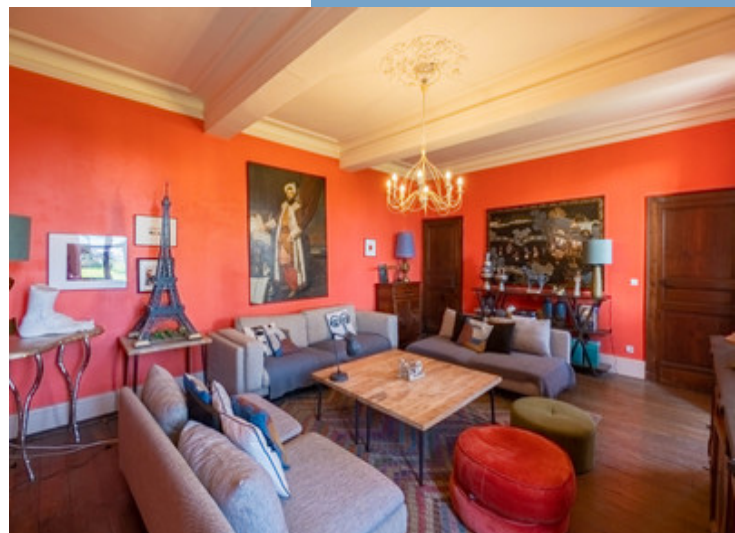
Floor 1 266.76m2

storage room 13m2

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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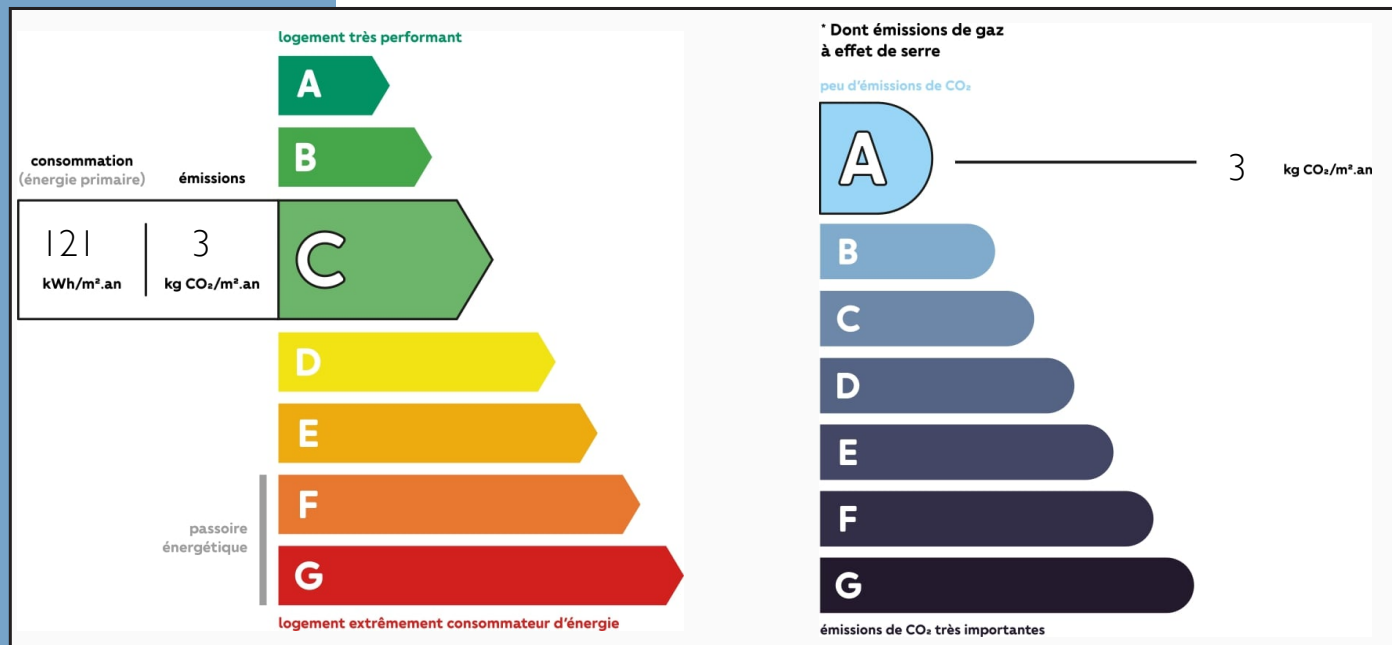
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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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