

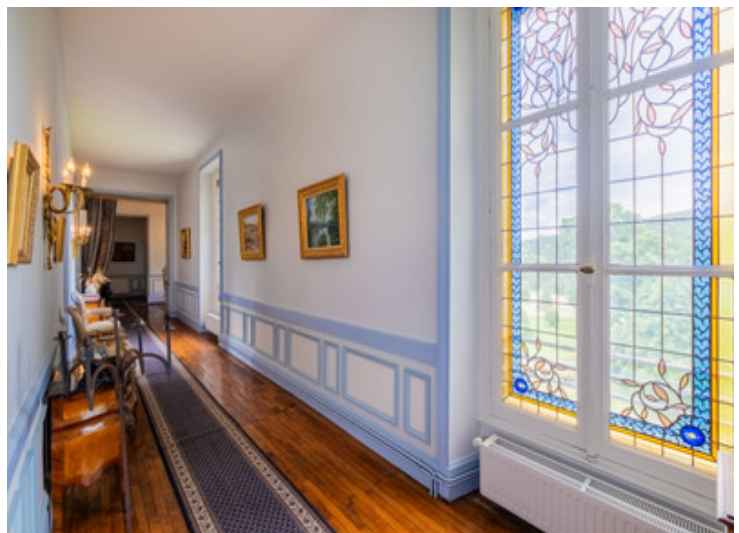


STUNNING CHÂTEAU SET IN WELL-KEPT,  
BEAUTIFUL GROUNDS, 4 FLOORS, EACH 350M2

STUNNING CHÂTEAU SET  
IN WELL-KEPT, BEAUTIFUL  
GROUNDS, 4 FLOORS,  
EACH 350M2...



PROPERTY FACT FILE	
REFERENCE	A19205SHJ23
PRICE	€ 1,643,000 £ 1,363,115* *agency fees included: 6 % TTC to be paid by the buyer (1 550 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	585 m <sup>2</sup>
LAND	100000 m <sup>2</sup>
TOWN	Felletin
DEPARTMENT	Creuse
LOCATION	0-2KM to amenities
TYPE	
CONDITION	
FEATURES	Other Drainage, Lake, River Frontage
*Price based on current exchange rate which is subject to change	



- Beautiful grounds with lake and romantic gazebo
- Chapel
- Guest house with four bedrooms
- Business potential
- Entirely enclosed ensuring privacy and safety

STUNNING CHÂTEAU SET  
IN WELL-KEPT, BEAUTIFUL  
GROUNDS, 4 FLOORS,  
EACH 350M2...

Ref : A19205SHJ23

This château is a true gem, nestled in the beautiful Creuse countryside. The Napoleon III château dates from 1870 and comprises 4 levels of 350 m<sup>2</sup> each, 2 of which have been renovated. Situated near Felletin, renowned for its international wool and music festivals, with a popular weekly market, small local craft shops and places to eat.

## DESCRIPTIF

An impressive château set within beautifully maintained grounds, ripe for conversion into a hotel, wedding venue or other business.

The building itself is a stunning example of elegance and grandeur, with herringbone oak parquet floors, stunning stained glass windows, and an impressive staircase. Abundant natural light fills the rooms, enhanced by stainless steel spring-loaded draught seals on the expansive windows.

On the ground level, discover a variety of rooms including a billiard room, lounge, versatile office space, dining area, kitchen, toilet facilities, and a luxurious master suite featuring a bathroom with a jacuzzi, WC, and a captivating mosaic-adorned rotunda.

Ascend via the hall and staircase to the first floor, where you'll find five bedrooms each accompanied by its own bathroom, along with two additional toilets.

A distinguished suite boasts a bedroom, living area within a rotunda, and a spacious bathroom adorned with a remarkable fresco. Awaiting transformation on the second floor is a blank canvas, ripe for renovation possibilities such as a fitness room, home cinema, or the creation of 6-10 additional bedrooms.

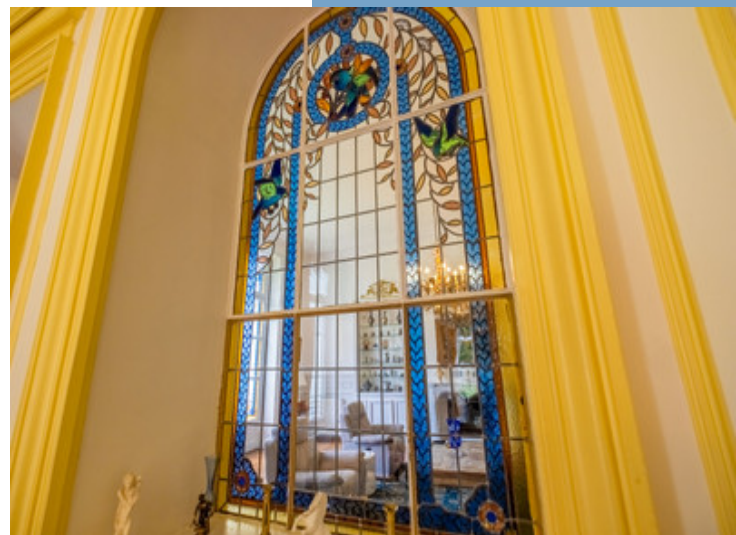
Below, in the basement, awaits a wealth of spaces including a spacious kitchen, laundry area, wine cellar, boiler room, wood storage, and more.

Adjacent to the château lies a guest house, offering abundant possibilities. Secluded from the main château, it boasts its own entrance pathway and gate. This versatile space could serve as a re

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19205SHJ23>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

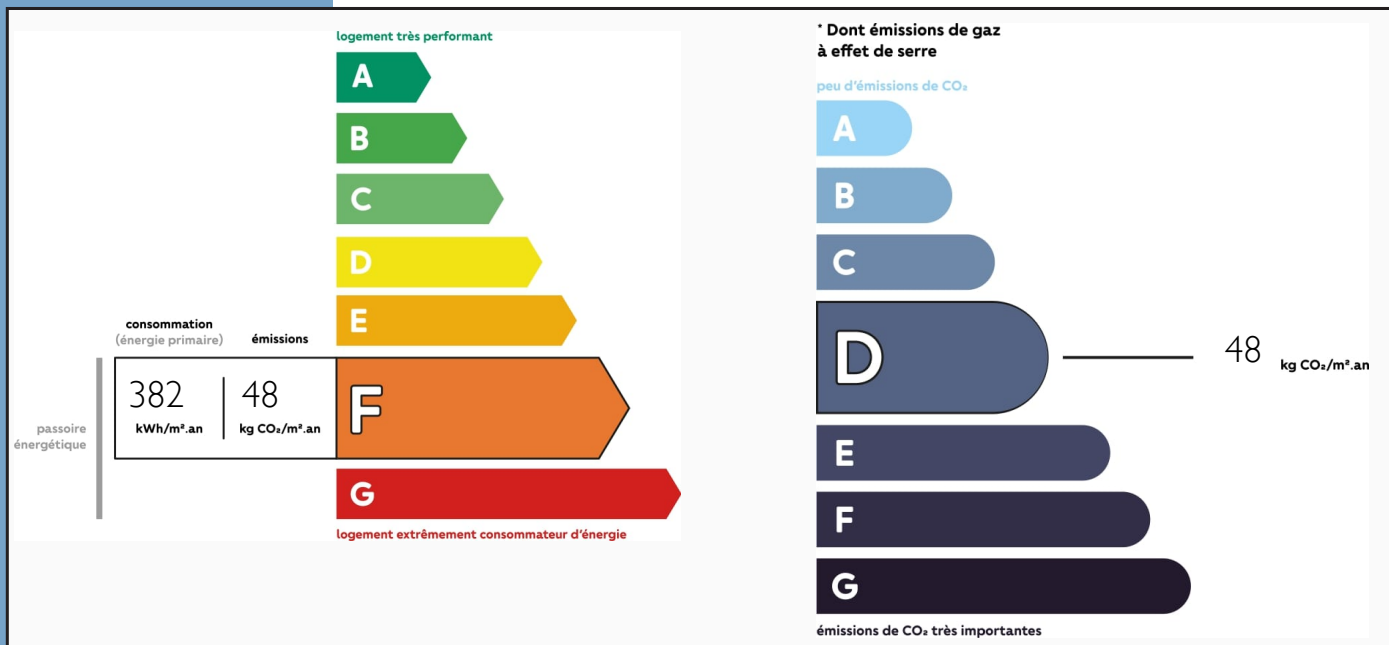
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

STUNNING CHÂTEAU SET IN WELL-KEPT, BEAUTIFUL GROUNDS, 4 FLOORS, EACH 350M2...

Ref : A19205SHJ23

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A19205SHJ23  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)