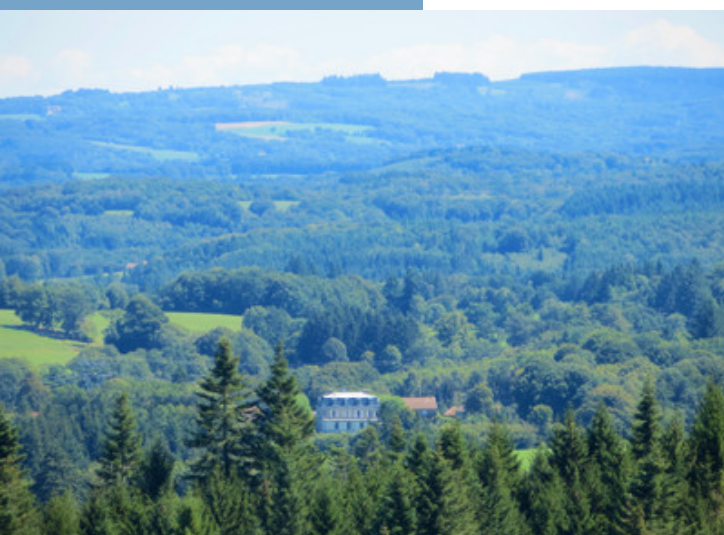




ESCAPE TO THE CHATEAU! OWN A STUNNING  
PIECE OF FRENCH HISTORY! MANY ORIGINAL  
FEATURES & BEAUTIFULLY PRESENTED



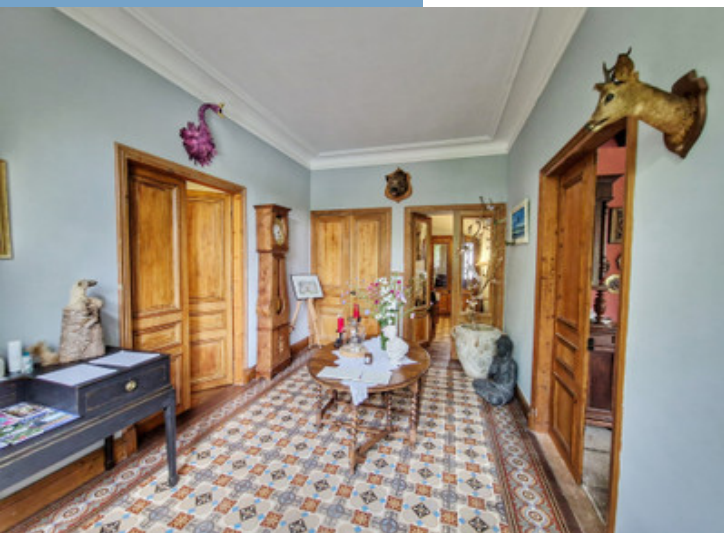
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## PROPERTY FACT FILE

REFERENCE	A22061JNK23
PRICE	€ 410,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	323.2 m <sup>2</sup>
LAND	16825 m <sup>2</sup>
TOWN	Saint-Pierre-Bellevue
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne, Family Home, Manoir
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change





- As featured on 'Escape to the Chateau DIY'
- Stunning location for this noble hunting lodge
- Well laid out and beautifully decorated rooms
- 1.68 hectares of land
- Full of original features and history

ESCAPE TO THE CHATEAU! OWN A STUNNING PIECE OF FRENCH HISTORY! MANY ORIGINAL FEATURES & BEAUTIFULLY ...

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This 19th Century Chateau was built around 1895 as a hunting lodge for members of the French and Belgian nobility. This stunning building has been used as a hunting lodge, a 'sanctuary' for French resistance fighters, a hospital, a home for the elderly and most recently a luxury Bed and Breakfast and private home.

## DESCRIPTIF

As you approach this fantastic property through the imposing iron gates you are immediately struck by the impressive gated entrance. Climbing the steps to the front door, it is just like stepping back in time.

GROUND FLOOR: grand entrance hallway, with original tiled flooring  
FORMAL GUEST LOUNGE with feature ceiling, parquet floor and wood burner (6.6m x 5m)

OWNER'S LOUNGE - a lovely cosy room with wood burner and access to the conservatory (5.1m x 8m)

CONSERVATORY

WORKSHOP (2.4m x 4.5m) and STORAGE ROOM a huge room, which used to be the dining room for the nursing home. It could be a great snooker room, bar or both!

KITCHEN: fully fitted with oak cabinets and a centre island unit ( 5.1m x 4.9m)

FORMAL DINING ROOM: with impressive fireplace, wood burner and beamed ceiling (7.3m x 5m)

CLOAKROOM with WC and wash handbasin.

Up the central open spiral staircase, you reach the first floor, where you will find four bedrooms;

FIRST FLOOR:

Bedroom 1 - the Master Suite facing to the gardens with double doors out on to the terrace. This suite comprises one large double bedroom ( 5m x 5m), a second twin bedroom (3.2m x 5m) and an ensuite bathroom with shower, WC and wash handbasin.

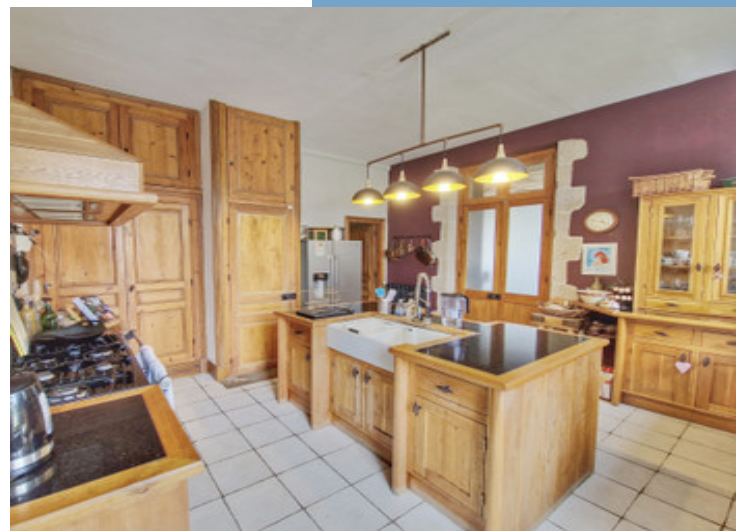
Bedroom 2: this beautiful room looks out onto the front of the property (6m x 3.9m), it has a stunning ensuite bathroom with stand alone bath, shower WC and wash handbasin (5m x 3.5m). This bathroom can also be accessed from the corridor outside.

Bedroom 3: ( 4.2m x 5m) with ensuite bathroom with show

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22061JNK23>

COMPLETE FILE AND PHOTO ON REQUEST



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

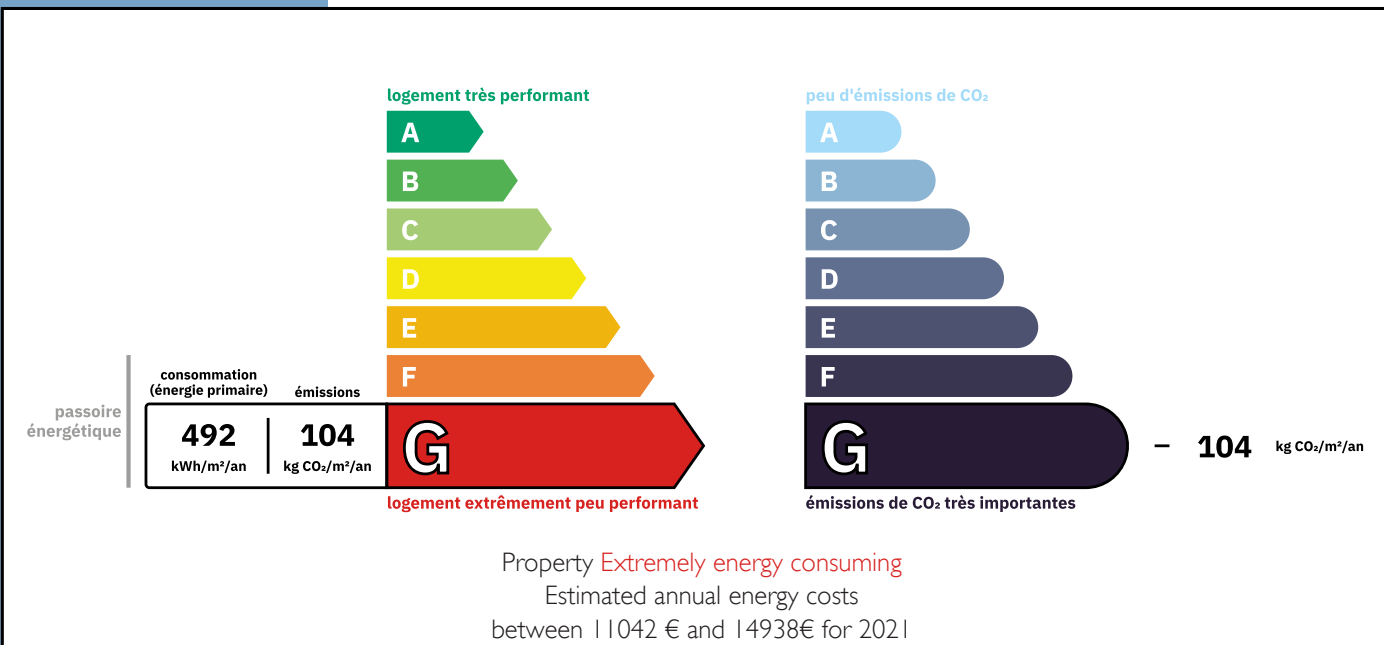
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## ENERGIE-DPE

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



## NOTICE

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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 : A22061JNK23  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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