



BEAUTIFUL FRENCH CHATEAU SET IN STUNNING  
COUNTRYSIDE, 14 BEDROOMS AND OFFERS  
ENORMOUS BUSINESS POTENTIAL.



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POTEN...



PROPERTY FACT FILE	
REFERENCE	A26679VGR47
PRICE	€ 1,490,000 £ 1,242,705* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	12
ACCOMMODATION	1145 m <sup>2</sup>
LAND	68797 m <sup>2</sup>
TOWN	Montignac-de-Lauzun
DEPARTMENT	Lot_et_Garonne
LOCATION	50km or less to airport
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Other Drainage, Bams - outbuildings, Detached
*Price based on current exchange rate which is subject to change	



- Enormous business potential
- Beautiful rolling French countryside
- Wedding venue potential
- Bed and Breakfast potential
- Close to amenities

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In the south-west of France, where you'll find a magnificent château and three lovingly renovated barns, crowned by a charming pigeonier, all set against a backdrop of panoramic views over the countryside.

## DESCRIPTIF

Nestled in the serene countryside of Lot-et-Garonne, this exquisite 18th-century property offers tranquility and a high-quality lifestyle. Perched on the heights, just 9 km from a village providing essential services and a short 30-minute drive from Bergerac, this property boasts a strategic location. Bordeaux, a city of culture, is a mere 125 km away, and with Bergerac's TGV, Paris is accessible in just 3 hours and 15 minutes, while London is a short 2-hour flight.

Approaching the château through an oak-lined avenue and a welcoming gate, the entrance courtyard features a picturesque dovecote. The property, constructed entirely of local stone with a timeless grayed patina, presents an elegant façade.

Spanning approximately 640m<sup>2</sup>, the château's ground floor unfolds into a grand entrance hall (approx 37m<sup>2</sup>) leading to a living room with a fireplace (approx 37m<sup>2</sup>), a library, a billiard room (approx 37m<sup>2</sup>), and a fully equipped kitchen connected to a living/dining room (approx 95m<sup>2</sup>). The first floor hosts 7 bedrooms, with 5 offering ensuite bathrooms, fireplaces, and captivating countryside views. The property also features a cellar on the basement level and an attic on the second floor which could be renovated should you wish (approx 1,000m<sup>2</sup>). There is also a large cellar.

Designed for summer rentals, the owners renovated an old barn creating three accommodations and a communal space. The lodgings, meeting modern comfort standards, include spacious living areas, bedrooms with

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A26679VGR47>

COMPLETE FILE AND PHOTO ON REQUEST

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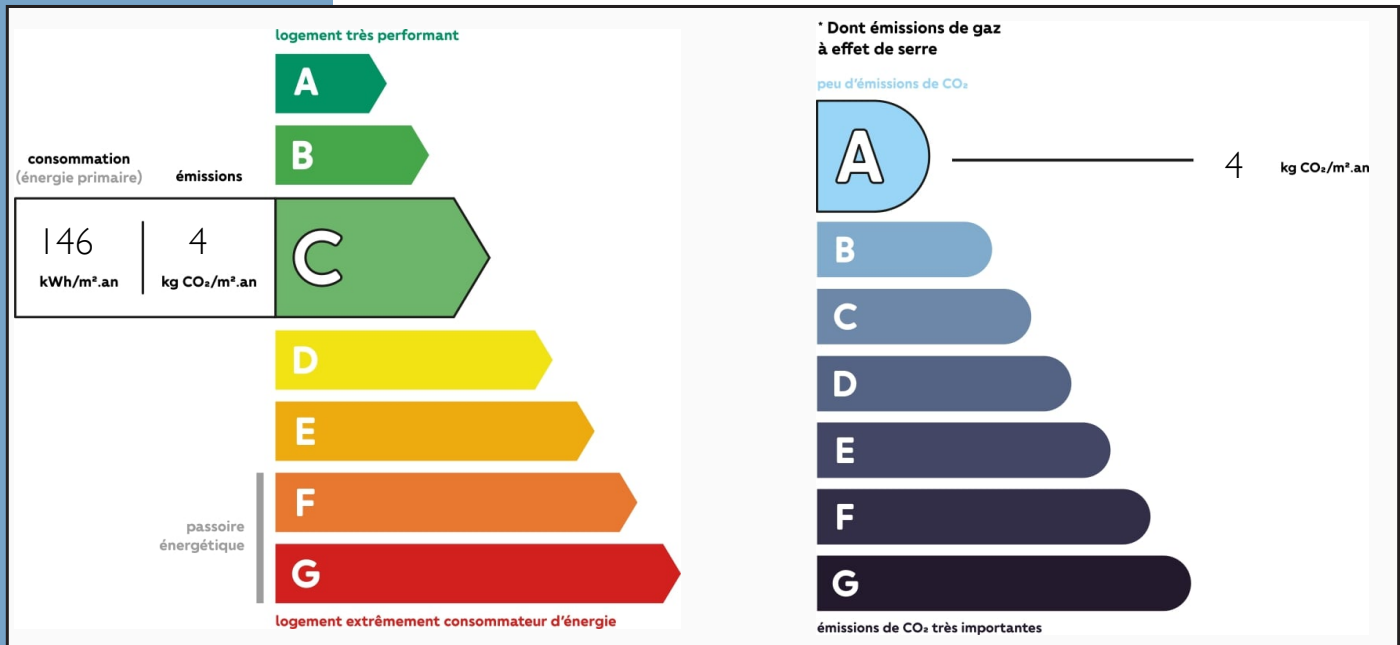


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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