



SUPERB 12TH CENTURY CISTERCIAN ABBEY AND THE RUINS OF ITS ABBEY CHURCH AND 4 LARGE BEDROOMS

SUPERB 12TH CENTURY
CISTERCIAN ABBEY AND
THE RUINS OF ITS ABBEY
CHURCH AND 4 LARGE
BEDROOMS...



PROPERTY FACT FILE	
REFERENCE	A28461SAG33
PRICE	€ 1,650,000 £ 1,374,005* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 567 500 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	447 m ²
LAND	103196 m ²
TOWN	Les Artigues-de-Lussac
DEPARTMENT	Gironde
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Steeped in history
- In a very tranquille setting
- Only 10 km to St Émilion
- Staff accommodation
- Small stream

SUPERB 12TH CENTURY
CISTERCIAN ABBEY AND
THE RUINS OF ITS ABBEY
CHURCH AND 4 LARGE
BEDROOMS...

Ref : A28461SAG33

A superb abbey which was founded in 1137 by Pierre II, Viscount of Castillon. The religious community was made up of Cistercian monks sent by Gérard, abbot of Cadouin. The abbey flourished throughout the Middle Ages thanks to its scriptorium, some of whose transcriptions can now be consulted in the Cadouin Abbey archives.

DESCRIPTIF

In the seventeenth and eighteenth centuries, the abbey, then under the commendation system, was run by some of Bordeaux's greatest families, including the Montesquieu family in the person of the famous thinker's uncle and younger brother.

After the French Revolution, the abbey fell into disrepair before being acquired and restored in 1972 by a writer who made it his favourite place to live and write.

West facade

Modified at the beginning of the 18th century, it is neo-classical in style (chartreuse).

East facade.

The cloister, witness to the origin of the conventual building, 12th century.

The gallery, of Renaissance inspiration.

The building (facades and roofs), the ruins of the abbey church and the surrounding land are listed as historic monuments.

Outstanding features

Monumental fireplaces from the Louis XIV, Louis XV and Louis XVI periods.

Ground floor :

Kitchen - 28.39 m², Vestibule & WC - 10.87 m², Dining room - 42.15 m², Living room - 41.43 m², Main entrance - 46.89 m², Hallway - 11.11 m², Small study - 19.1 m², Large study - 33.20 m², Staircase - 12.40 m²

First floor:

Bedroom 1 - 32.90 m², Hallway - 43.5 m², Bathroom 1 - 10.37 m²,
Bedroom 2 - 37.51 m², Bathroom 2 - 9.2 m², Bedroom 3 - 32.18 m²,
Bedroom 4 - 32.52 m², Bathroom 3 - 4.50 m²

Gallery - 142.62 m²

Cloister - 120.85

Caretaker's cottage:

Kitchen - 16 m², Lounge - 12 m², Bedroom - 12 m², Bathroom - 5 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28461SAG33>

COMPLETE FILE AND PHOTO ON REQUEST



SUPERB 12TH CENTURY
CISTERCIAN ABBEY AND THE
RUINS OF ITS ABBEY CHURCH
AND 4 LARGE BEDROOMS...

Ref : A2846 ISAG33

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 :A2846 ISAG33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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