



SUPERB 16TH CENTURY CHATEAU WITH APPT  
GITE, RENOVATED BARN, 7 HECTARE OF  
GROUNDS, A LAKE, 2 GBIT FIBRE OPTIC.



SUPERB 16TH CENTURY  
CHATEAU WITH APPT  
GITE, RENOVATED BARN, 7  
HECTARE OF GROUNDS, A  
LAKE, 2 GBIT FL...



PROPERTY FACT FILE	
REFERENCE	I13628CMC09
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	14
ACCOMMODATION	300 m <sup>2</sup>
LAND	74356 m <sup>2</sup>
TOWN	Clermont
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne, Gite Complex, Family Home
CONDITION	Good condition
FEATURES	Lake, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- A spring (water)
- Private lake
- Over 7 hectares of land
- Private river
- 

SUPERB 16TH CENTURY CHATEAU WITH APPT GITE, RENOVATED BARN, 7 HECTARE OF GROUNDS, A LAKE, 2 GBIT FI...

Ref : I13628CMC09

The Chateau is situated in an 18-acre estate, lying in a small tranquil valley surrounded by wooded hills, with wild-flower meadows, a spring-fed lake and bordered by a bubbling tree-shaded brook.

The building has been extensively renovated and exceptionally well

## DESCRIPTIF

Built in the 16th century the property has:

THE PETIT CHATEAU (300 m2 habitable space)

Link to watch - <https://www.youtube.com/watch?v=93OOYpAetg>

This lovely building has accommodation over three floors as follows:

### Ground Floor

- Combined dining and sitting room, with exposed oak beams and ceiling joists. Large wood burning stove installed in a 'walk-in' fireplace
- Library with wood paneled bookcase running the length of the room, and with a central open fireplace
- Kitchen with fitted units for oven, hob, and microwave. Full height fridge/freezer and dish washer
- Utility room with oil-fired central heating boiler (top of the range Viessmann), and washing machine
- Lobby area leading to spiral staircase and back door
- Back door opening onto a cobbled courtyard with a covered al fresco dining area
- Rare example of an oak spiral staircase leading to first floor and second floor
- WC underneath the spiral staircase.

### ROOM SIZES

Kitchen 6.10 m x 2.60 m

Dining room and lounge 8.10 m x 4.70 m

Study/Library 6.50 m x 4.10 m

Utility room 4.30 m x 2.20 m

### First Floor

- Large lounge with open fireplace, and two full length French windows with south-facing views over the lake and estate
- Double bedroom overlooking the courtyard with an en-suite bathroom, comprising full-length shower, basin and WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I13628CMC09>

COMPLETE FILE AND PHOTO ON REQUEST



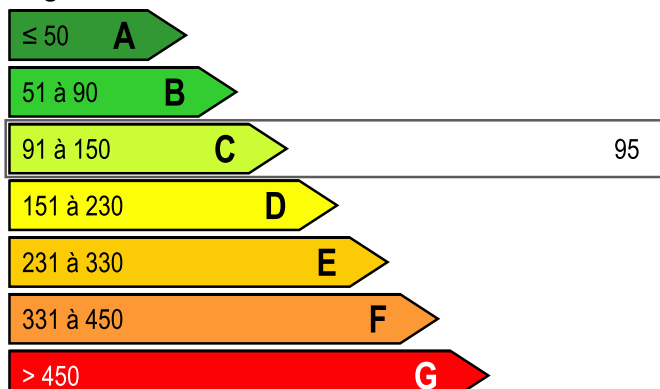
SUPERB 16TH CENTURY  
CHATEAU WITH APPT GITE,  
RENOVATED BARN, 7  
HECTARE OF GROUNDS, A  
LAKE, 2 GBIT FL...

Ref : I13628CMC09

## ENERGIE-DPE

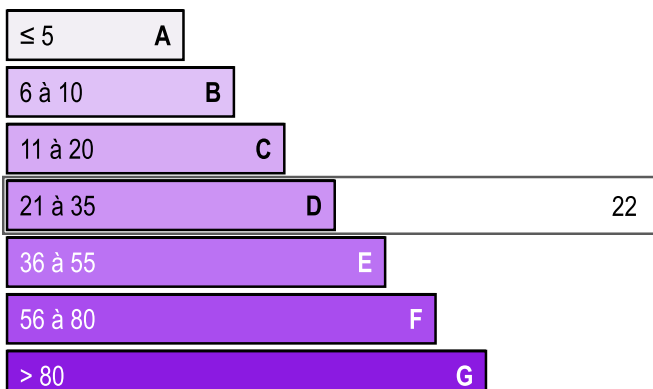
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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 : I13628CMC09  
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)