LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL 6 BED/BATH CHATEAU WITH SEPARATE APARTMENT CLOSE TO LODEVE. CURRENTLY RUN AS A BOUTIQUE B&B.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A05621
PRICE	€ 1,175,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	396 m²
LAND	803 m²
TOWN	Lodève
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Beautiful historic Chateau in a stunning location
- Fully restored to an exceptional standard
- Currently running as a successful B & B business
- 6 ensuite bedrooms / suites plus apartment
- Sold with some furniture and fully operational

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Dating from the 17th century, this exceptional château offers approximately 396 m² of refined living space and an outstanding lifestyle opportunity. Meticulously renovated by the current owners,

DESCRIPTION

Beautiful, fully renovated 17th Century Chateau with spectacular views close to the town of Lodeve, Currently run as a successful bespoke Bed and Breakfast it can equally well lend itself to private accomodation.

The main residence is entered via a spectacular triple-height entrance hall, where an elegant stone staircase ascends to the bedroom levels on the second and third floors. From the entrance hall, a few steps lead to the independent apartment, which comprises a cosy living room with wood-burning stove, a fully fitted kitchen opening onto a south-facing terrace, and truly panoramic views—an exceptional setting for al fresco dining. The apartment also includes a double bedroom with en-suite shower room and is currently rented as a gîte, though it would make ideal private owner's accommodation.



On the opposite side of the entrance hall are two large cellars housing the laundry facilities and a workshop. A further doorway leads to a magnificent stone-vaulted cellar with direct access to the street below.

The first and second floors accommodate six beautifully presented en-suite bedrooms or suites, each enjoying stunning views and private bath or shower rooms. The interiors have been finished with understated yet elegant taste, enhancing the property's exposed stone walls, wooden beams, and traditional tiled floors.
One of the first-floor suites offers direct access to the beautifully landscaped gravelled garden and pool area of about 350m2, planted with shrubs, ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A05621

COMPLETE FILE AND PHOTO ON REQUEST

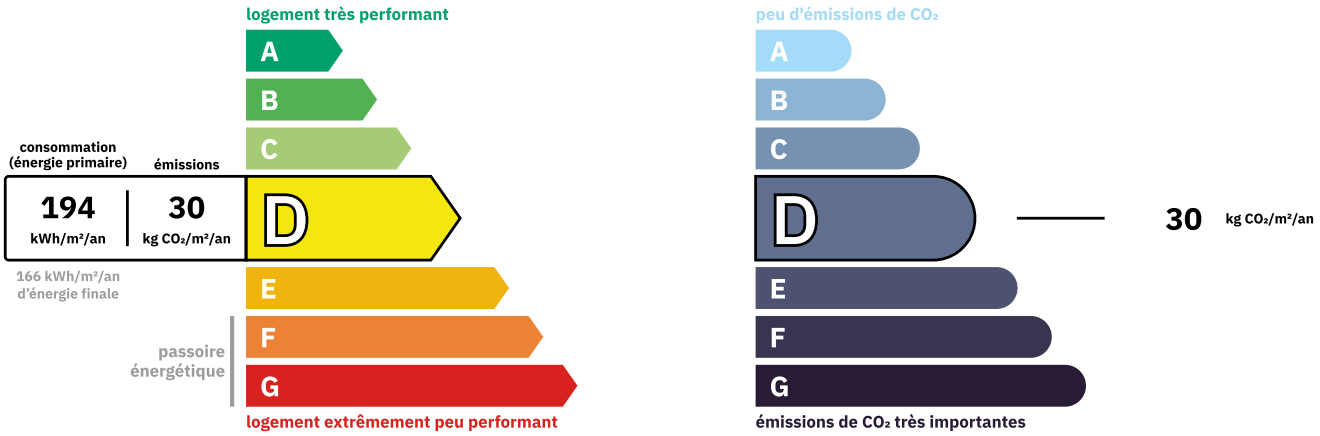
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7419 € and 10037€ for 2023

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 :A05621

FILE COMPLETE AND PHOTOS ON REQUEST

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