



STUNNING CHATEAU WITH 2 GITES, BARNES,
FUNCTION ROOM, SWIMMING POOLS SET IN
FENCED GROUNDS OF 165 ACRES.

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PROPERTY FACT FILE	
REFERENCE	A06886
PRICE	€ 1,999,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	563 m ²
LAND	674550 m ²
TOWN	Montignac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Completely fenced and gated
- Business potential for functions, weddings retreat
- Suitable for horses
- Large walnut grove giving income potential
- 6 ensuite bedrooms in the chateau

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This unique and newly renovated property is set in the middle of very private and completely fenced grounds. It would make a wonderful family retreat and also offers great potential for anyone wanting to develop a business with the two gites and 6 ensuite bedrooms in the chateau, as well as a purpose built function room. The domain

DESCRIPTIF

CHATEAU - 458m²

Stone steps up to main front door.

Entrance hall 15m².

Salon 50m² with French windows to terrace, fireplace with woodburner.

Dining room 23.3m² with French windows to terrace, fireplace with woodburner. Corridor with acces to WC with wash hand basin.

Kitchen/family room 51m², fully fitted kitchen with electric AGA.

Fireplace with woodburner. Doors out to covered terrace ideal for summer entertaining with lovely view over the grounds and lake.

Second covered area equipped with a pizza oven and preparation area. Door to the Study 19m².

Door to rear kitchen, prep area. From the rear kitchen is access to a wc, and corridor leading to a large cellar, food storage area, stairs up to two large storage rooms (total about 71m²) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m² total comprising hallway, dressing room, bedroom (doors to terrace) sitting room, bathroom comprising bath, shower, double basins and wc. Stairs down to jacuzzi room.

Stone spiral staircase leading to first floor landing. Access to five newly renovated ensuite bedrooms with stylish high quality bathrooms.

Walk in laundry cupboard.

Stone staircase continues to attic over the whole bedroom area.

GITE 1 - 47m²

The former chapel has been renovated as a one bedroom gite comprising kitchen, bathroom and sitting room on the ground floor and staircase to bedroom. Small private terrace area.

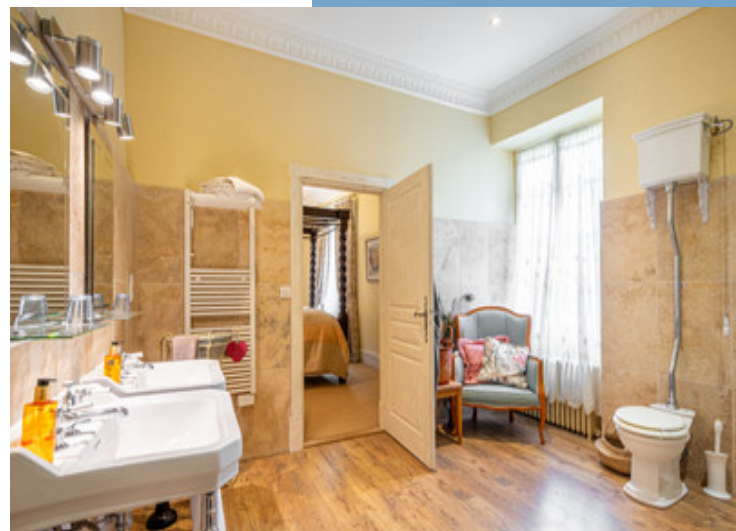
GITE 2 - 58m²

A spacious newly renovated guest cottage with open

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06886>

COMPLETE FILE AND PHOTO ON REQUEST

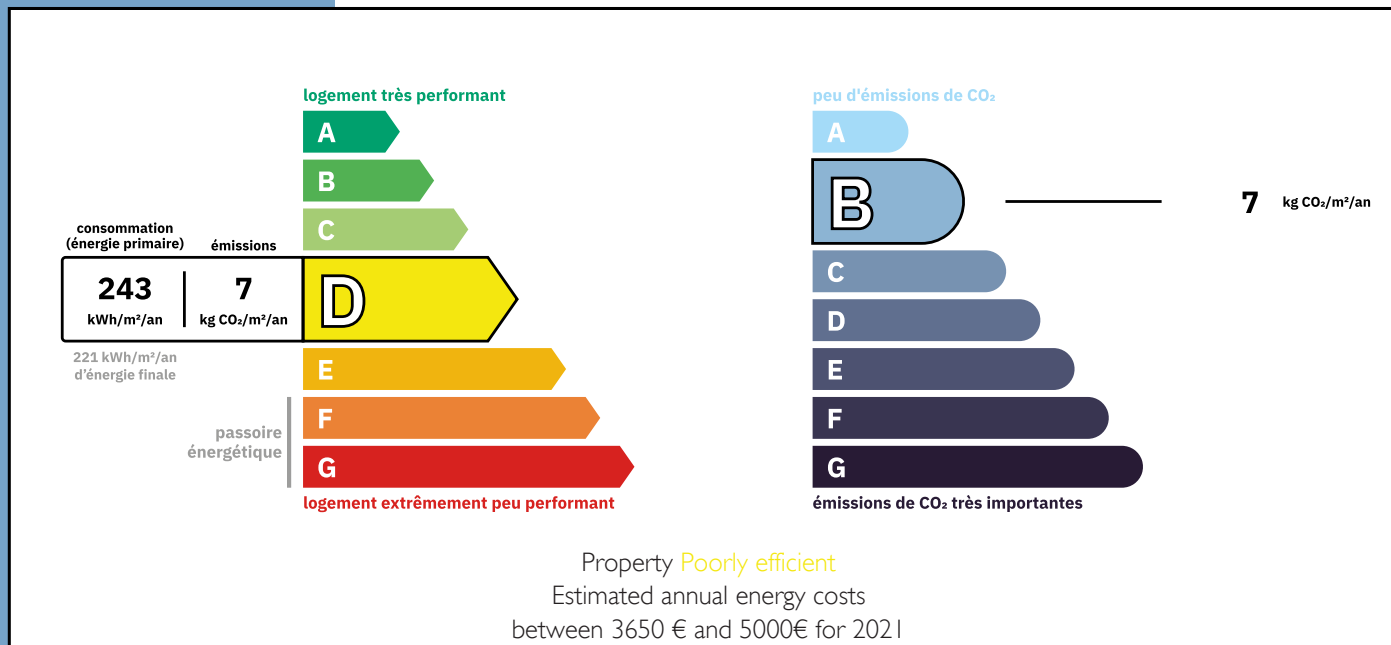


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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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