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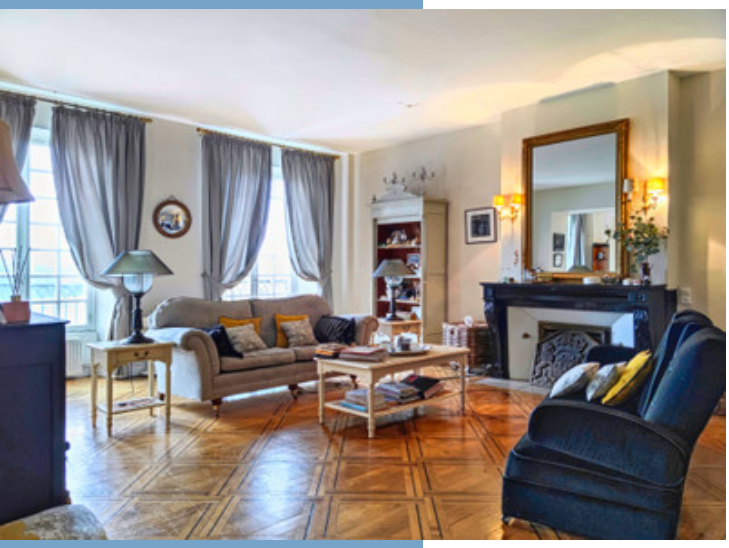
SUMPTUOUS CHÂTEAU IN GREAT CONDITION WITH 8 HECTARES OF LAND

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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SUMPTUOUS CHÂTEAU IN GREAT CONDITION WITH 8 HECTARES OF LAND...





PROPERTY FACT FILE

REFERENCE	A17374
PRICE	€ 651,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	358 m²
LAND	80946 m²
TOWN	Chamboret
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- Historic building
- Detached property
- Panoramic Views
- Close to airport and amenities
- Suites with private bathrooms

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This wonderful Château, in the heart of the Haute-Vienne, is set in private grounds with 8 hectares of land and panoramic views, is looking for a new owner to carry on its legacy. She is in great condition and beautifully decorated throughout. With 7 bedrooms she currently sleeps a total of 14 but this could be further expanded.



DESCRIPTION

The Château
The entire house has been well maintained and had a sympathetic hand when redecorated to allow you to connect to the original features and walk back in time.

The current owner has undertaken roof repairs, installed a new septic tank system, as well as new electrical wiring and plumbing. She is all dressed up and now ready and waiting for her new guardian.

Whether it is strolling the quiet country lanes or enjoying a bit of exercise in the tennis court this property definitely has something for everyone. For some extra luxury, it would be easy to add a large in-ground pool in the gardens.



Ground Level
The central wooden staircase greets you as you set foot into one of the formal entrance foyers and here you should pause and just let the house reach out to you.

Opposite the large country style kitchen (26m) and utility is the formal dining room (29m) with a butler's pantry that currently serves as a bar. Light streams in from the floor to ceiling doors which can open up in summer to take in the panoramic views of the valley.

The grand salon (57m) features a fantastic wooden parquet with hardwood inlay and again the large French doors and windows flood the room with light. How many formal occasions have been hosted here with guests spilling out to enjoy festivities under the moonlight in the gardens?



Downstairs takes you to the original kitchen area where the wide fireplace and flagstone floors can still be found. Part of this area now hosts the central he...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A17374

COMPLETE FILE AND PHOTO ON REQUEST

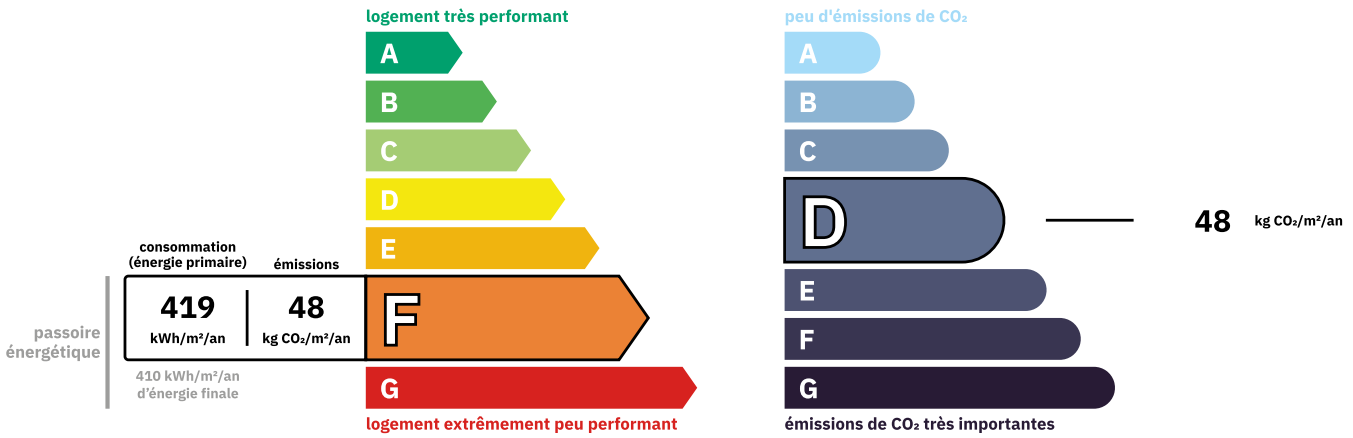
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 8170 € and 11150€ for 2021

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 :A17374

FILE COMPLETE AND PHOTOS ON REQUEST

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