



BEAUTIFUL FRENCH CHATEAU SET IN STUNNING
COUNTRYSIDE, 14 BEDROOMS AND OFFERS
ENORMOUS BUSINESS POTENTIAL.

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POTEN...



PROPERTY FACT FILE

REFERENCE	A26679VGR47
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	12
ACCOMMODATION	1145 m ²
LAND	68797 m ²
TOWN	Montignac-de-Lauzun
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Other Drainage, Barns - outbuildings, Detached
*Price based on current exchange rate which is subject to change	



- Enormous business potential
- Beautiful rolling French countryside
- Wedding venue potential
- Bed and Breakfast potential
- Close to amenities

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In the south-west of France, where you'll find a magnificent château and three lovingly renovated barns, crowned by a charming pigeonier, all set against a backdrop of panoramic views over the countryside.

DESCRIPTIF

Nestled in the serene countryside of Lot-et-Garonne, this exquisite 18th-century property offers tranquility and a high-quality lifestyle. Perched on the heights, just 9 km from a village providing essential services and a short 30-minute drive from Bergerac, this property boasts a strategic location. Bordeaux, a city of culture, is a mere 125 km away, and with Bergerac's TGV, Paris is accessible in just 3 hours and 15 minutes, while London is a short 2-hour flight.

Approaching the château through an oak-lined avenue and a welcoming gate, the entrance courtyard features a picturesque dovecote. The property, constructed entirely of local stone with a timeless grayed patina, presents an elegant façade.

Spanning approximately 640m², the château's ground floor unfolds into a grand entrance hall (approx 37m²) leading to a living room with a fireplace (approx 37m²), a library, a billiard room (approx 37m²), and a fully equipped kitchen connected to a living/dining room (approx 95m²). The first floor hosts 7 bedrooms, with 5 offering ensuite bathrooms, fireplaces, and captivating countryside views. The property also features a cellar on the basement level and an attic on the second floor which could be renovated should you wish (approx 1,000m²). There is also a large cellar.

Designed for summer rentals, the owners renovated an old barn creating three accommodations and a communal space. The lodgings, meeting modern comfort standards, include spacious living areas, bedrooms with



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A26679VGR47>

COMPLETE FILE AND PHOTO ON REQUEST

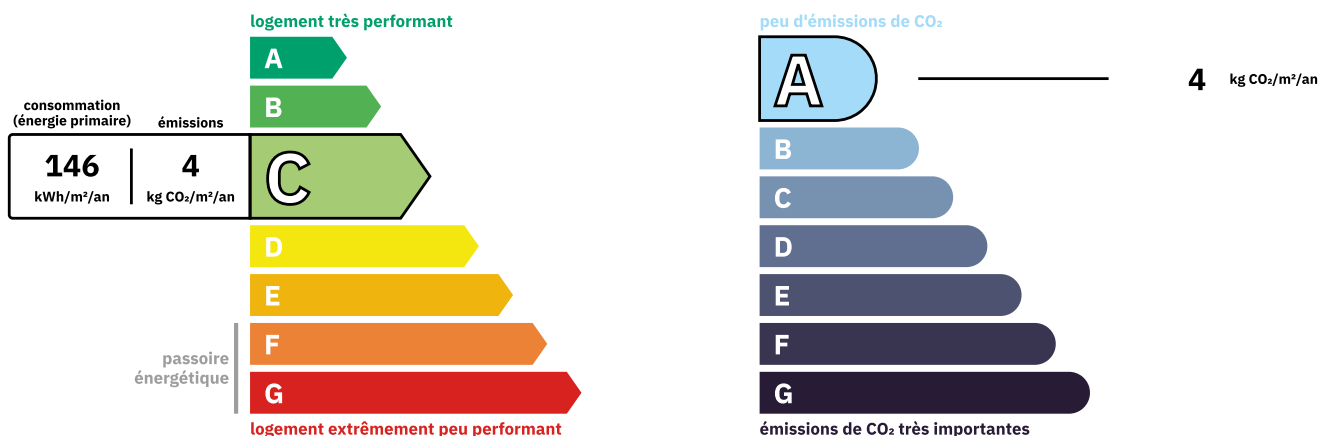
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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/>



Property Moderately efficient
Estimated annual energy costs
between 970 € and 1340€ for 2021

NOTICE

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

1: 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 : A26679VGR47
FILE COMPLETE
AND PHOTOS
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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