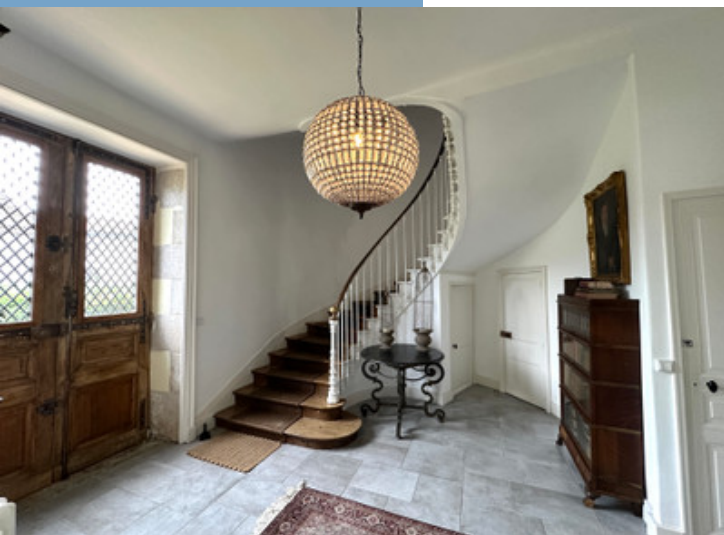




FULLY RENOVATED AND FURNISHED EIGHT  
BEDROOM CHÂTEAU WITH HEATED SALT  
WATER POOL IN THE CENTRE OF A VILLAGE

FULLY RENOVATED AND  
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BEDROOM CHÂTEAU  
WITH HEATED SALT  
WATER POOL IN THE  
CENTRE OF A ...



## PROPERTY FACT FILE

REFERENCE	A36861JES87
PRICE	€ 975,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (919 812 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	406 m <sup>2</sup>
LAND	1658 m <sup>2</sup>
TOWN	Châlus
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Family Home, Manoir
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- Vaulted wine cellar
- Excellent rental potential
- Heated salt water swimming pool 10 x 4
- Air conditioning
- Electric gate with video intercom

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This stunning eight-bedroom château has been entirely and beautifully renovated by a renowned Australian interior designer and features an all-season heated Roman-style pool. Located in a private setting, elevated above street level, the property is surrounded by high walls, hedges and wrought iron gates with video intercom access for added

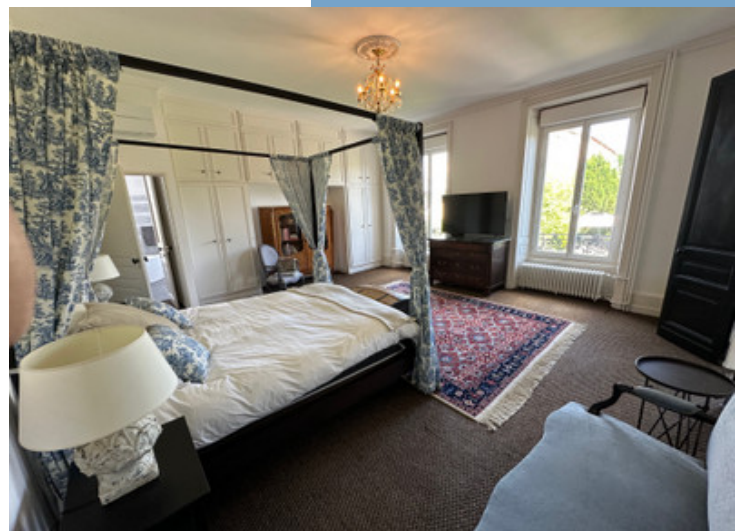
## DESCRIPTIF

Enter into a large foyer through the two massive solid oak doors with wrought iron fixtures you find a beautiful circular stairway on the left that leads up to the upper levels. The bespoke gourmet commercial sized kitchen with huge lovely old stone fireplace is situated on the right through two antique oak doors.

The kitchen has a large commercial gas and electric cooker with double oven and hotplate, situated within the grand 'château' style fireplace. There is a large double door fridge with icemaker, separate wine fridge, and a stunning three-meter marble centre island. The counters are custom made stainless steel. Off the kitchen is the laundry and utility room with extra large 17kg washing machine and dryer, utility sink, and extensive cupboards.

To the left of the entrance is a ground floor bedroom with a double bed and en-suite within the room with shower, sink, and WC. Through the bedroom are two large storage rooms with extensive shelving. A separate WC is located in the foyer across from the kitchen.

Continuing through the foyer, two beautiful oak doors lead to the exceptionally luminous living room area which houses a lovely Napoleonic Black Marble open fireplace. There are electric shutters on all windows that face out onto the rear grounds where the pool, entertainment area, and raised gazebo are situated. Fast fibre Wi-Fi and Sat TV connections are located in the room. The rear grounds can be reached through double French doors from the living room. To



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36861JES87>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

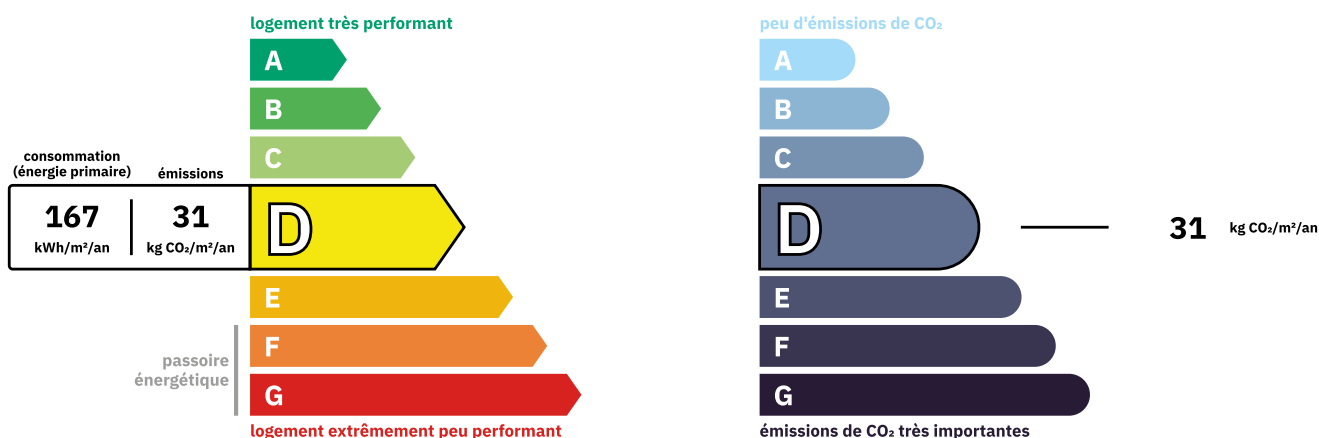
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

FULLY RENOVATED AND  
FURNISHED EIGHT BEDROOM  
CHÂTEAU WITH HEATED  
SALT WATER POOL IN THE  
CENTRE OF A ...

Ref : A3686 IJES87

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4060 € and 5550€ for 2021

## NOTICE

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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 : A3686 IJES87  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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