



STUNNING CHATEAU SET IN OVER 24 ACRES OF
PARKLAND WITH NUMEROUS OUTBUILDINGS
ALL IN EXCELLENT CONDITION

STUNNING CHATEAU SET
IN OVER 24 ACRES OF
PARKLAND WITH
NUMEROUS
OUTBUILDINGS ALL IN
EXCELLENT CONDIT...



PROPERTY FACT FILE	
REFERENCE	A37362AF36
PRICE	€ 1,195,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	9
ACCOMMODATION	950 m ²
LAND	96922 m ²
TOWN	Lureuil
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





STUNNING CHATEAU SET
IN OVER 24 ACRES OF
PARKLAND WITH
NUMEROUS
OUTBUILDINGS ALL IN
EXCELLENT CONDIT...

Ref : A37362AF36

Beautiful chateau, dating back to around the 18th century, set in around 10 hectares of parkland and comes with numerous outbuildings, including a grounds keepers' cottage. It has been renovated to a very high standard, so is ready to use and enjoy from day one. The chateau itself has 9 bedrooms and 7 bathrooms, 2

DESCRIPTIF

This charming, family owned chateau is set in around 24 acres of parkland and consists of:

Ground floor:

Entrance hall – 16m²

Cloak room with staircase and wc – 27m²

Office (or bedroom) – 27m² with ensuite shower room in the tower – 7m²

Living room 1 – 30m²

Living room 2 – 20m²

Staircase in the second tower

Kitchen 1 – 50m²

Kitchen 2 - 32m²

Dining room – 53m²

Laundry with shower and boiler room – 30m²

First floor:

Landing

Bedroom 1 with ensuite shower room- 20m²

Bedroom 2 – 18m²

Bedroom 3 – 21m²

Shower room shared by bedrooms 2 & 3

Bedroom 4 – 11m²

Bedroom 5 – 15m² with ensuite shower room in the tower - 7m²

Bedroom 6 – 11m²

Family shower room

Staircase in the second tower

Second floor:

Suite – 50m² with tower room attached

Bedroom 7 with ensuite shower room – 31m²

Bedroom 8 (or dressing room) with ensuite bathroom – 8m²

Bedroom 9 – 17m²

Staircase in the second tower

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37362AF36>

COMPLETE FILE AND PHOTO ON REQUEST



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

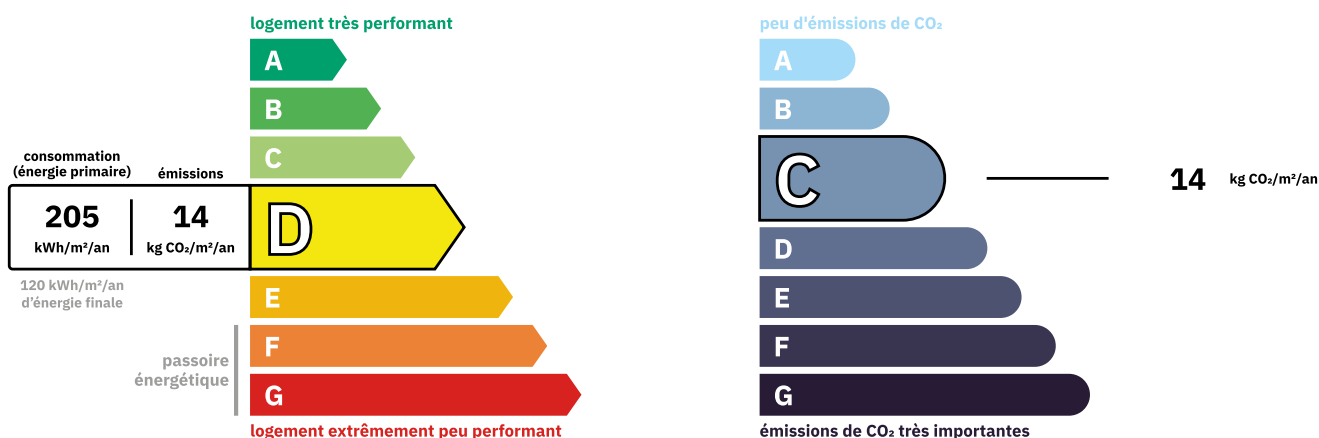
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING CHATEAU SET IN
OVER 24 ACRES OF
PARKLAND WITH NUMEROUS
OUTBUILDINGS ALL IN
EXCELLENT CONDIT...

Ref : A37362AF36

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 7670 € and 10450€ 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 : A37362AF36
FILE COMPLETE
AND PHOTOS
ON REQUEST

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