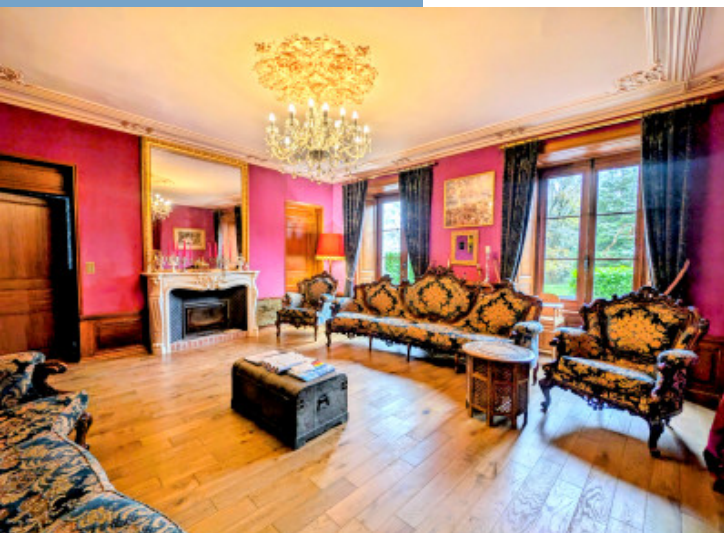


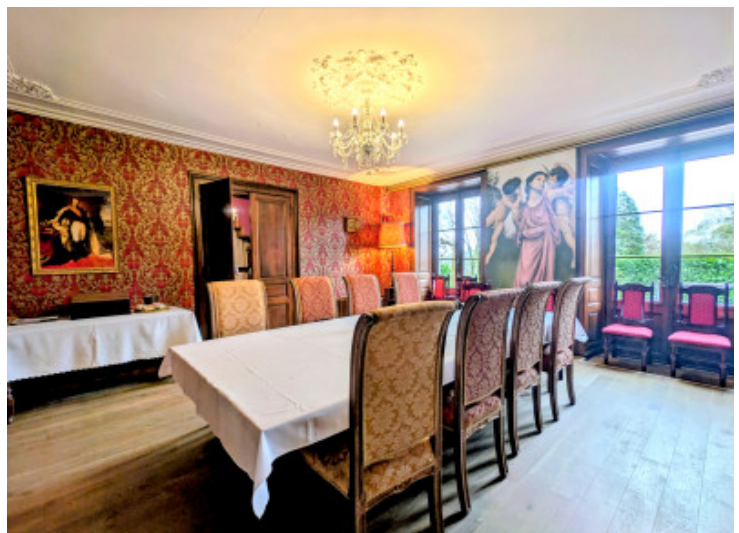


TURNKEY CHÂTEAU WITH 10 BEDROOMS, BAR,  
FUNCTION ROOM, POOL, SPA, AND TENNIS  
COURT.

TURNKEY CHÂTEAU WITH  
10 BEDROOMS, BAR,  
FUNCTION ROOM, POOL,  
SPA, AND TENNIS  
COURT....



PROPERTY FACT FILE	
REFERENCE	A40240JES87
PRICE	€ 1,199,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	11
ACCOMMODATION	671 m <sup>2</sup>
LAND	22678 m <sup>2</sup>
TOWN	Limoges
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Fully furnished
- Mains drains
- Gas central heating
- Bar and dungeon
- Electric gates

TURNKEY CHÂTEAU  
WITH 10 BEDROOMS,  
BAR, FUNCTION ROOM,  
POOL, SPA, AND TENNIS  
COURT....

Ref : A40240JES87

Château dating from 1740. Sold fully furnished and equipped, perfect for continuing the former chambre d'hôtes business or for use as a magnificent family residence. The property is ideally suited for events, functions, weddings, and group bookings, offering a revenue potential of more than 200,000 euros per year.

## DESCRIPTION

This magnificent property was renovated in 2019 and features 10 bedrooms, each uniquely decorated with a historical theme, such as Marie-Antoinette, Louis XIV, or Renoir, adding charm and character to every room.

### Ground Floor:

An entrance leads to a living room with a fireplace, perfect for entertaining guests. Two spacious dining rooms, a fully equipped kitchen, a bar located in one of the turrets and a bedroom with a shower room. There is also an office with a shower room, a fully equipped kitchen, a laundry room, and a boiler room.

### First Floor:

A central landing provides access to four generous bedrooms, three of which have their own shower room, while one benefits from a full bathroom, ensuring privacy and comfort for all occupants.

### Second Floor:

Five additional bedrooms, including a suite with a shower room and dressing room, one bedroom with a bathroom, and three bedrooms with shower rooms, all offering high-end comfort and elegant living spaces.

### Attic:

A 75 m<sup>2</sup> convertible attic provides additional potential to create new bedrooms or living spaces according to your needs.

### Outbuildings and Outdoor Amenities:

An outbuilding features a meeting room with a mezzanine and shower room with WC, as well as a convertible attic above, ideal for hosting guests or developing a professional activity.

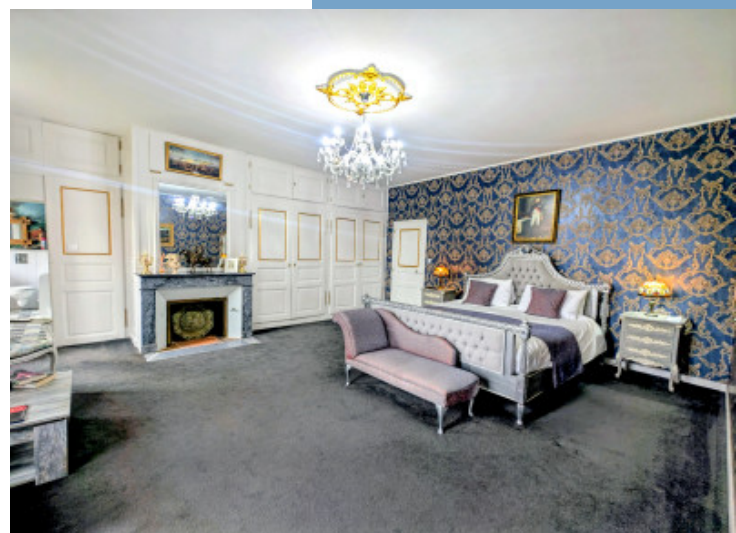
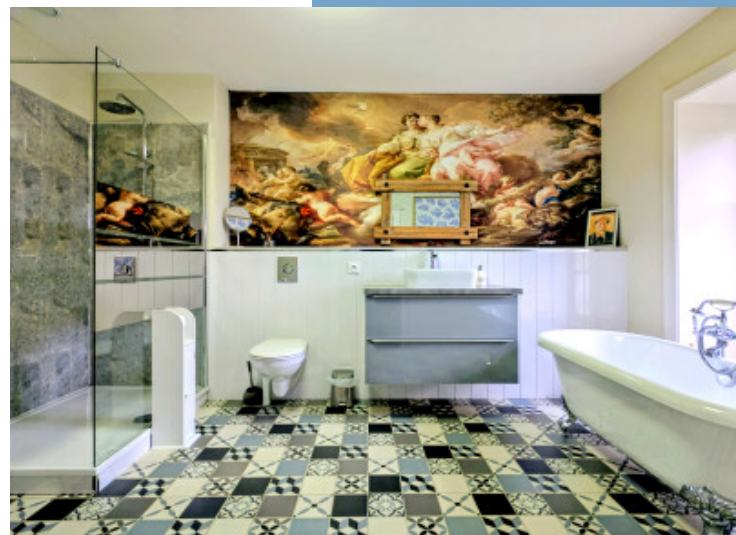
A wooden cabin equipped with a sauna and jacuzzi offers a dedicated space for relaxation and wellness.

The estate also includes a swimming pool, a tennis court, and a garage with ...

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40240JES87>

COMPLETE FILE AND PHOTO ON REQUEST

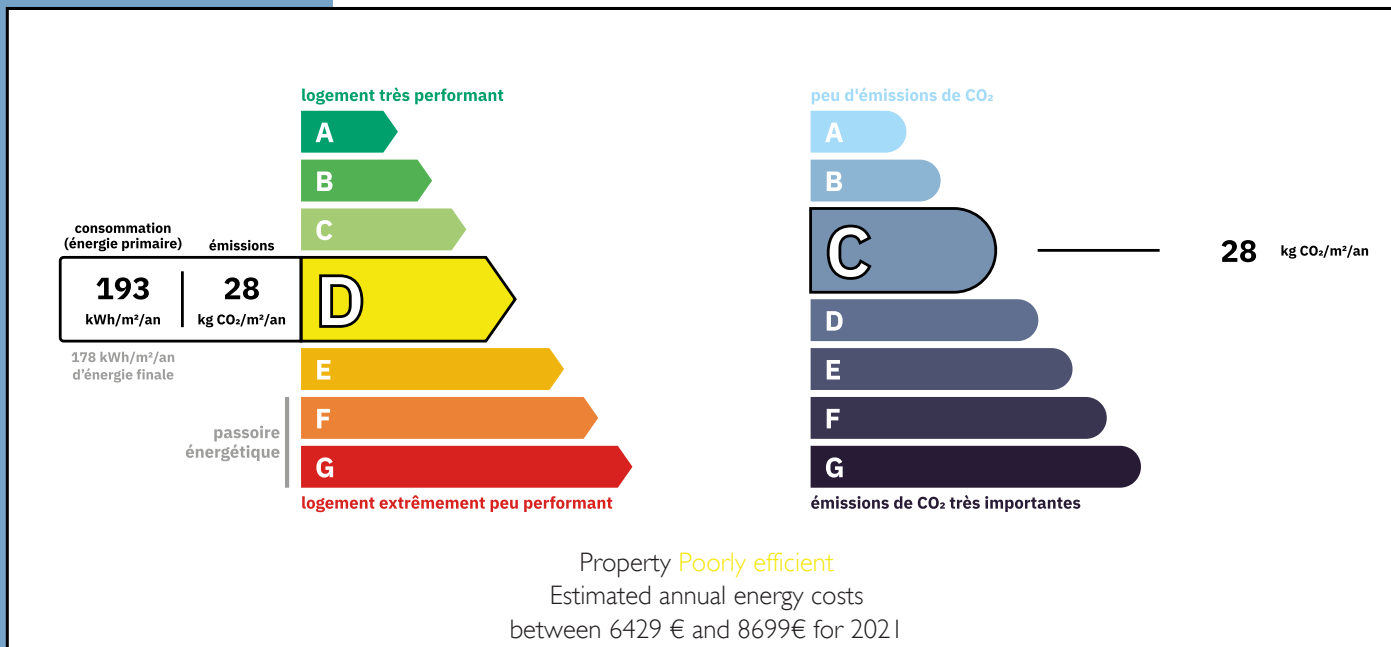


TURNKEY CHÂTEAU WITH 10  
BEDROOMS, BAR, FUNCTION  
ROOM, POOL, SPA, AND  
TENNIS COURT....

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

Ref : A40240JES87

## ENERGIE-DPE



## NOTICE

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

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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 :A40240JES87  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)