







18TH-CENTURY CHÂTEAU, SWIMMING POOL, BARN, MEADOWS AND FORESTS

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PROPERTY FACT FILE

REFERENCE A41273BD46

PRICE € 775,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 6

ACCOMMODATION 408 m²

LAND 38985 m²

TOWN Martel

DEPARTMENT

LOCATION Village property

TYPE Maison de Maître

CONDITION To be renovated, Habitable,

Good condition

FEATURES Swimming Pool, Other Drainage,

Garage

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





- Large dwelling with 7 bedrooms (potential for 10+)
- Brightness and charm of the interiors
- Setting and views no nuisance
- Brive airport (Paris London) 15 minutes away
- Suitable for horses

I8TH-CENTURY CHÂTEAU, SWIMMING POOL, BARN, MEADOWS AND FORESTS ...

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Just a few minutes from Turenne, awarded one of France's most beautiful villages, this château dating from 1764 offers spacious living spaces and abundant natural light thanks to its numerous windows, typical of its classical architecture. Set on 4 hectares of land with particularly harmonious proportions, it is an ideal opportunity to

DESCRIPTION

Set back from the road down its own driveway and enjoying a beautiful environment without any nuisance, just a few minutes from Turenne, awarded one of France's most beautiful villages, this château dating from 1764 offers spacious living spaces and abundant natural light thanks to its numerous windows, typical of its classical architecture. Set on 4 hectares of land with particularly harmonious proportions, it is an ideal opportunity to personalise a place full of charm.

GROUND FLOOR

Entrance hall + staircase - 34 m²

Boot room - 13 m²

Dining room - 39 m²

Living room - 34.5 m²

Kitchen - 25 m²

WC/washbasin - 5 m²

FIRST FLOOR

Hallway/library - 40 m²

Corridor - 22 m²

Guest bedroom - 16 m² + bathroom/WC - 5.5 m²

Boy's bedroom - $16 \text{ m}^2 + \text{bathroom/WC} - 5.5 \text{ m}^2$

Girl's bedroom - 13 m^2 + shower room/WC 5.5 m^2

Master bedroom - 16.5 m² + bathroom/WC - 4.5 m²

2nd FLOOR

Hallway - 15 m²

Bedroom on the far left - 13 m^2 + shower room/WC - 2 m^2

Middle bedroom - 15 m² + shower room/WC - 3 m²

Adjoining bedroom - 12 m²

GARDEN LEVEL

Large room with bar - 53 m^2

EXTRAS

10x5m swimming pool - chlorine/liner to be changed (technical area underneath)

Convertible attic 66 m² floor space

Garden level:

- Entrance hall 18 m²
- Wine press room 19 m²

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A41273BD46

COMPLETE FILE AND PHOTO ON REQUEST



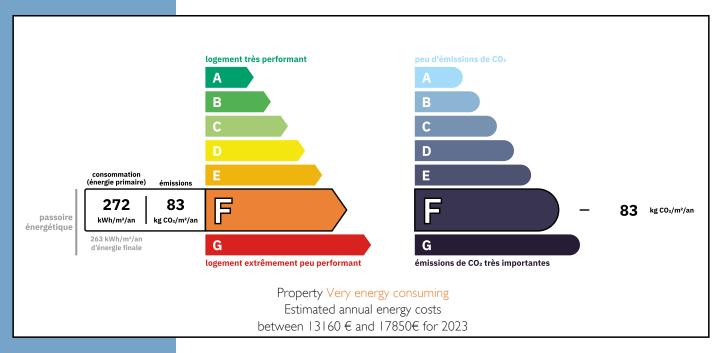




18TH-CENTURY CHÂTEAU, SWIMMING POOL, BARN, MEADOWS AND FORESTS. Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

Réf :A41273BD46 FILE COMPLETE AND PHOTOS ON REQUEST



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