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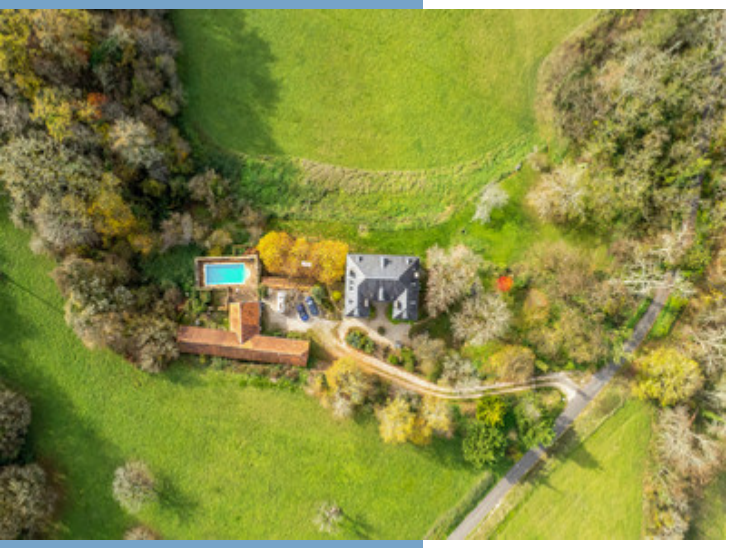
18TH-CENTURY CHÂTEAU, SWIMMING POOL, BARN, MEADOWS AND FORESTS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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18TH-CENTURY CHÂTEAU, SWIMMING POOL, BARN, MEADOWS AND FORESTS
...





PROPERTY FACT FILE

REFERENCE	A41273BD46
PRICE	€ 648,000 £ 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	
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- 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

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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 m² + bathroom/WC - 5.5 m²
Girl's bedroom - 13 m² + shower room/WC 5.5 m²
Master bedroom - 16.5 m² + bathroom/WC - 4.5 m²
2nd FLOOR
Hallway - 15 m²
Bedroom on the far left - 13 m² + shower room/WC - 2 m²
Middle bedroom - 15 m² + shower room/WC - 3 m²
Adjoining bedroom - 12 m²
GARDEN LEVEL
Large room with bar - 53 m²



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

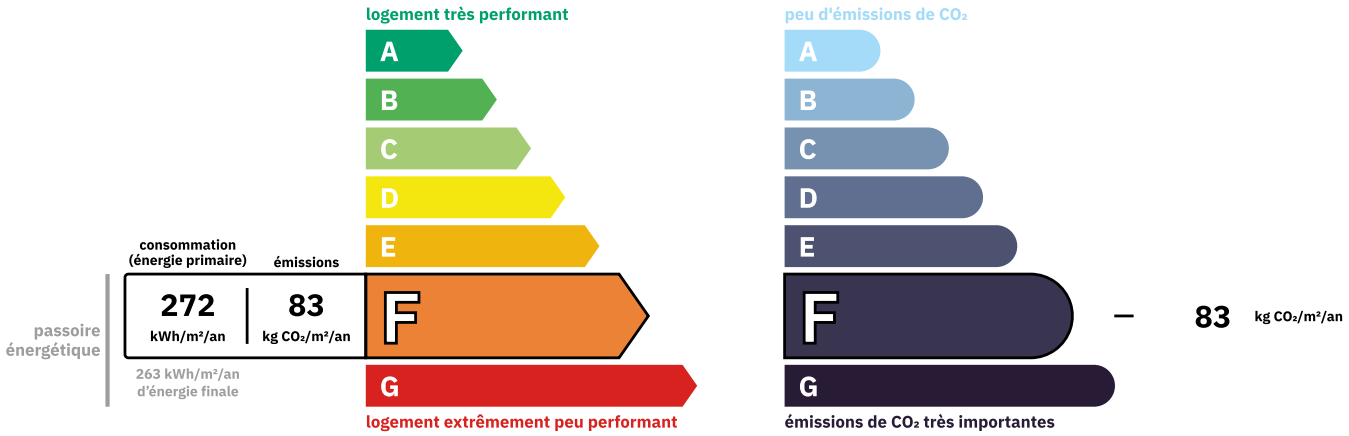
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 13160 € and 17850€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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