



EXCEPTIONAL FULLY RESTORED CHÂTEAU WITH  
ADJOINING VILLAGE HOUSE – SUCCESSFUL  
BOUTIQUE B&B NEAR LODÈVE & A75.



EXCEPTIONAL FULLY  
RESTORED CHÂTEAU  
WITH ADJOINING VILLAGE  
HOUSE – SUCCESSFUL  
BOUTIQUE B&B NEAR LO...



PROPERTY FACT FILE	
REFERENCE	A42194RAB34
PRICE	€ 1,455,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	8
ACCOMMODATION	506 m²
LAND	43453 m²
TOWN	Olmet-et-Villecun
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Family Home, Gite
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Fully restored Chateau and adjoining village house
- Currently run as a successful B&B
- Beautiful historic property in stunning location
- Independent owners' accommodation
- Beautiful setting with panoramic views

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VILLAGE HOUSE –  
SUCCESSFUL BOUTIQUE  
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Dating from the 17th century, this beautifully restored château offers approximately 396m<sup>2</sup> of refined living space and an outstanding lifestyle and business opportunity. Meticulously renovated to an exceptional standard, seamlessly blending authentic period features with contemporary comfort and elegance, it is currently run as a

## DESCRIPTION

The château offers six beautifully presented en-suite bedrooms or suites, all enjoying stunning views, together with an independent apartment ideal for owner's accommodation or rental. The property is set within landscaped gardens featuring a bespoke heated swimming pool, sun terraces, a covered dining terrace, garage, and an impressive reception and dining space.

The main residence is entered via a spectacular triple-height entrance hall with an elegant stone staircase. A few steps lead to the independent apartment, comprising a cosy living room with wood-burning stove, a fully fitted kitchen opening onto a south-facing terrace with panoramic views, and a double bedroom with en-suite shower room. This space is currently let as a gîte.

Two large cellars house laundry facilities and a workshop, while a magnificent stone-vaulted cellar with street access adds further character. The upper floors accommodate the six en-suite guest bedrooms, finished with understated elegance that highlights exposed stone walls, beams, and traditional tiled floors. One first-floor suite enjoys direct access to the garden and pool area. The Chateau is sold with some furniture.

From the garden, double French doors open into the converted barn, La Grange, an outstanding reception space with high beamed ceilings, travertine floors, pellet burner, contemporary kitchen with marble island, and WC—ideal for guest dining, events, or private entertaining. Additional stone-vaulted cellars lie beneath.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42194RAB34>

COMPLETE FILE AND PHOTO ON REQUEST

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

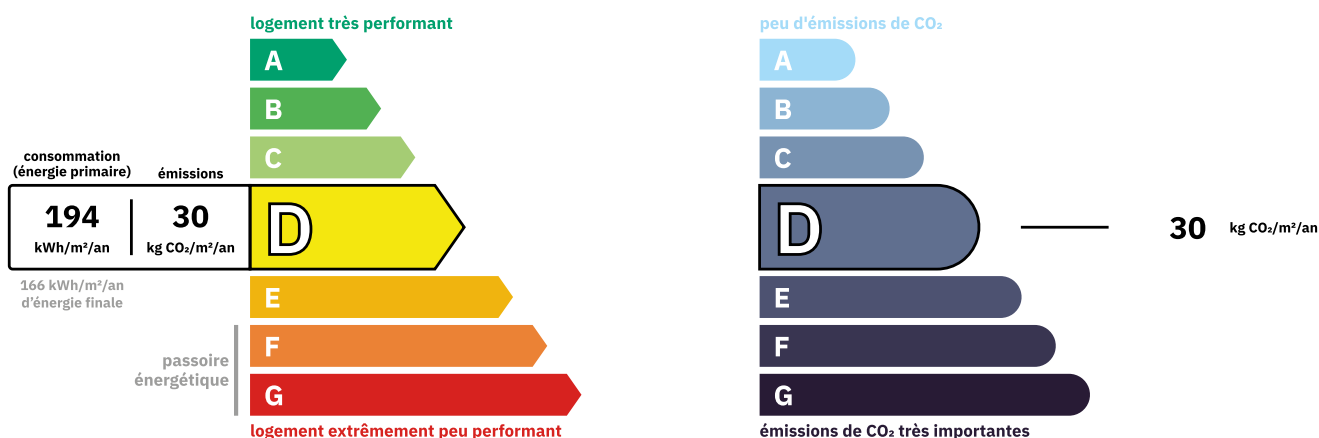
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## ENERGIE-DPE

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 7419 € and 10037€ for 2023

## 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.

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## CONTACT

Réf : A42194RAB34  
FILE COMPLETE  
AND PHOTOS  
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