LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

GRAND HISTORIC ESTATE WITH PANORAMIC VIEWS, GARDEN AND SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	A47727MEE30
PRICE	€ 1,195,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	9
ACCOMMODATION	780 m²
LAND	2684 m²
TOWN	Durfort-et-Saint-Martin-de-Sossenac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Gite Complex, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Fully renovated 780 m² historic property
- 12 bedrooms and independent guest accommodation
- Grand rooms and professional kitchen
- Private gardens with heated swimming pool
- Turnkey potential for living, hosting and creating

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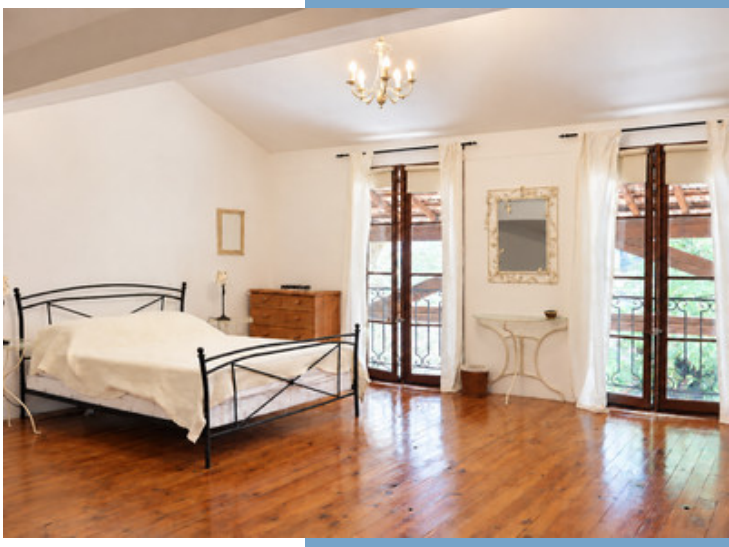
Château Neuf in Durfort-et-Saint-Martin-de-Sossenac – an exceptional stone built property ideal for family living and a wealth of business opportunities. The property offered for sale comprises the great majority of historic Château Neuf.



DESCRIPTION

Château Neuf is more than a name. Built in the 16th century, as Durfort-et-Saint-Martin-de-Sossenac developed beyond its medieval Château Vieux, the property formed part of the former seigneurial estate. On 3 June 1704, during the final and turbulent phase of the Camisard War, representatives of the Crown met Camisard leaders in the propertys garden in an unsuccessful attempt to end the conflict. As a seigneurial estate, its outbuildings (now the gîte) once housed a dairy and wine making "cuves".

This unique property is particularly suitable for a large family, multi generational living, or owners wishing to combine their private home with separate guest accommodation or other hosting activities.

The property is sold with a large proportion of the furniture.

The property can be understood through three defining ideas:

LIVE
The main residence is currently the owners' home. Its generous salons, reception rooms, bedrooms and large terrace offer the space for family life, entertaining and privacy within a remarkable historic setting. The garden and heated swimming pool extend that living space outdoors.

HOST
The west wing has been used as a 3 bedroomed guest accommodation and provides an established starting point for a new owner. With its separate living space and bedrooms, it could continue in that role or form part of a wider hospitality project.

Subject to the buyer's intended use, the property could accommodate:

A boutique guest house or holiday rentals.
Ret...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47727MEE30

COMPLETE FILE AND PHOTO ON REQUEST

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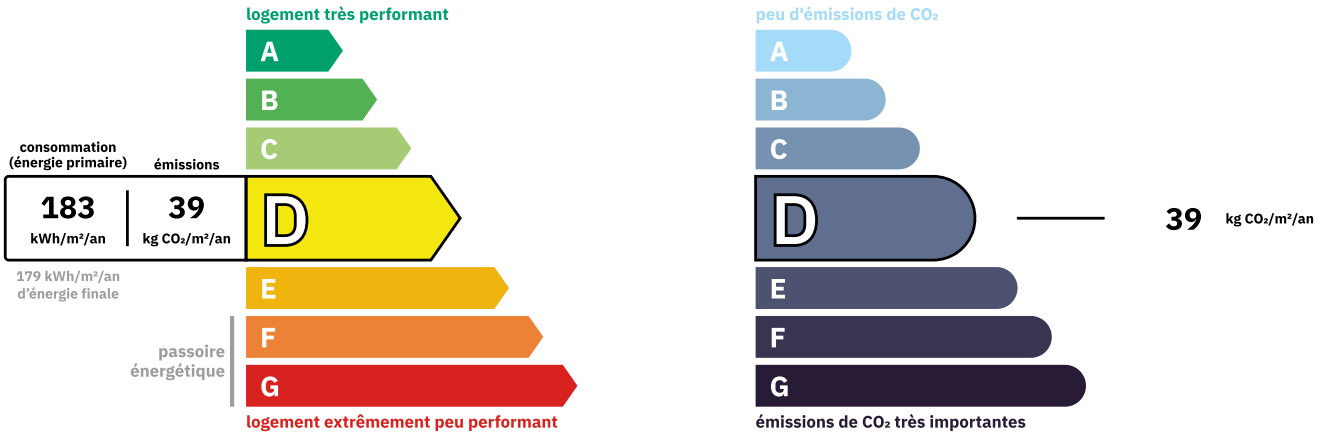
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5280 € and 7200€ for 2021

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

Réf :A47727MEE30
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