LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 17TH-18THC CHÂTEAU TO RESTORE WITH PARKLAND, OUTBUILDINGS, FARMHOUSE & 80HA LEASED FARMLAND.

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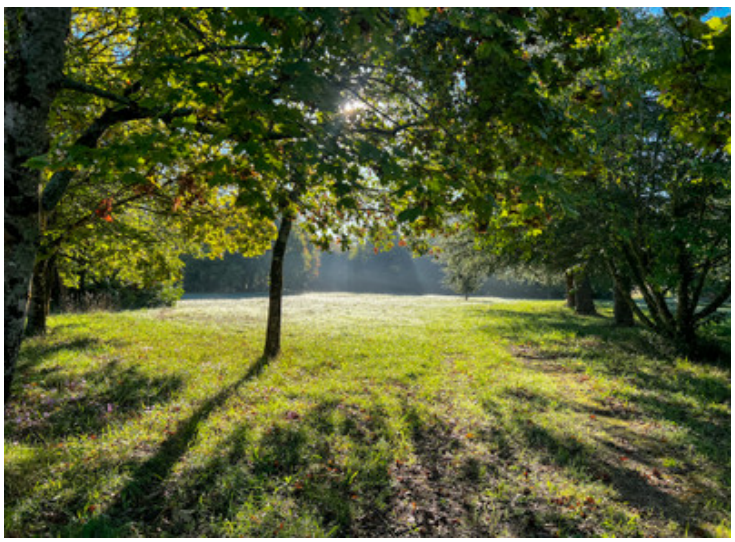


PROPERTY FACT FILE

REFERENCE	A48621CGL16
PRICE	€ 1,550,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 462 265 EUR hors honoraires)
BEDROOM	16
BATHROOM	8
ACCOMMODATION	1079 m²
LAND	1006113 m²
TOWN	Bernac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Ideal for weddings, seminars & culture
- Strategic location on the Paris-Bordeaux axis
- Equestrian potential
- Close to local amenitie
- Estate partly enclosed by traditional stone walls

ELEGANT 17TH-18THC CHÂTEAU TO RESTORE WITH PARKLAND, OUTBUILDINGS, FARMHOUSE & 80HA LEASED FARMLAND...

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A rare heritage estate combining prestige, authenticity and exceptional investment potential.
Set within unspoiled French countryside, this elegant château dating from the late 17th or early 18th century offers approximately 845 m² of accommodation across 20 principal rooms, including grand



DESCRIPTION

Character Château Estate at the Heart of a 15-Hectare Domain with Farm, Outbuildings and 80 Hectares of Agricultural Land

A rare heritage estate with exceptional potential.

Set within a protected and private environment, this remarkable family estate, believed to date from the late 17th or early 18th century, extends across approximately 15 hectares (37 acres) of mature parkland, much of it enclosed by traditional stone walls. A true example of France's rural architectural heritage, the property comprises a character château, a guest house, extensive outbuildings, a habitable farm with swimming pool, and approximately 80 hectares (198 acres) of leased agricultural land, generating ongoing farming income.



The Château
Benefiting from central heating and retaining many original period features, including fireplaces, historic flooring and authentic proportions, the château offers over 800 m² of living space arranged over two principal floors.
The ground floor is centred around a magnificent entrance hallway leading to several reception rooms, two dining rooms with fireplaces, a study, a billiard room, a games room and various service areas.
The first floor provides eleven generously proportioned bedrooms, multiple bathrooms and shower rooms, dressing rooms, offices and additional accommodation, offering numerous possibilities for a prestigious family residence, boutique hospitality venture or events business.
Above, an impressive 455 m² attic presents significant convers...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48621CGL16
COMPLETE FILE AND PHOTO ON REQUEST

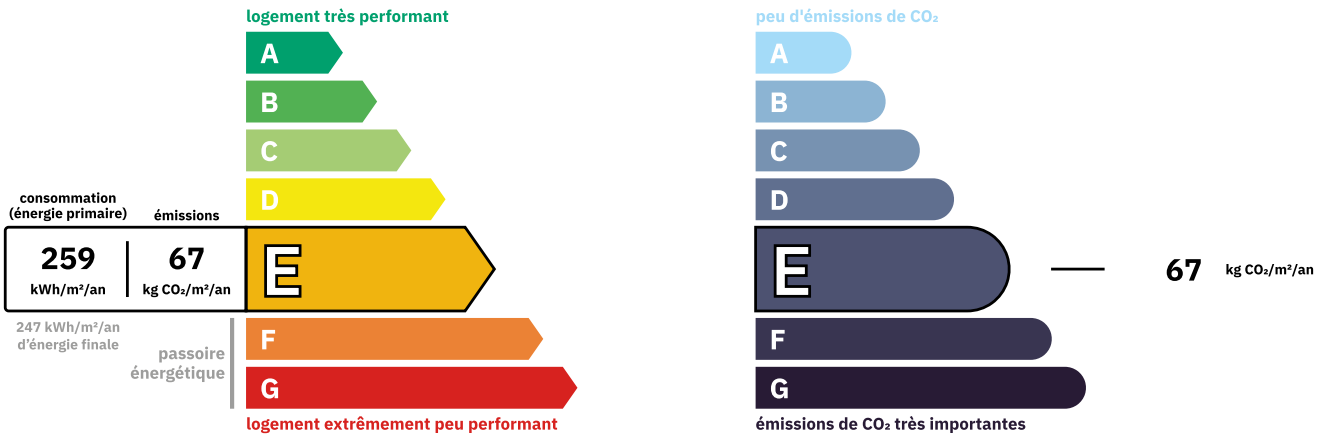
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 26800 € and 36310€ 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 :A48621CGL16
FILE COMPLETE AND PHOTOS ON REQUEST

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