

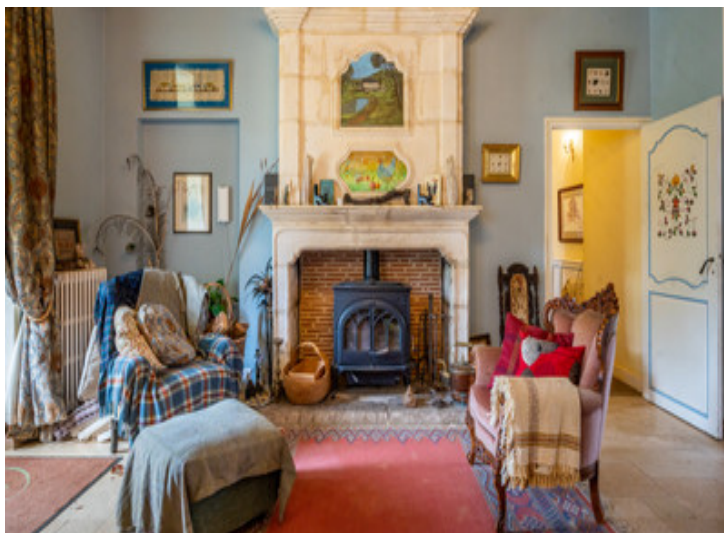


STUNNING CHATEAU WITH 2 GITES, BARNES,
FUNCTION ROOM, THREE SWIMMING POOLS
SET IN FENCED GROUNDS OF 165 ACRES.

STUNNING CHATEAU
WITH 2 GITES, BARNS,
FUNCTION ROOM, THREE
SWIMMING POOLS SET IN
FENCED GROUNDS OF 1...



PROPERTY FACT FILE	
REFERENCE	A06886
PRICE	€ 1,999,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	563 m²
LAND	674550 m²
TOWN	Montignac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Completely fenced and gated
- Business potential for functions, weddings retreat
- Suitable for horses
- Large walnut grove giving income potential
- 6 ensuite bedrooms in the chateau

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This unique and newly renovated property is set in the middle of very private and completely fenced grounds. It would make a wonderful family retreat and also offers great potential for anyone wanting to develop a business with the two gites and 6 ensuite bedrooms in the chateau, as well as a purpose built function room. The domain

DESCRIPTIF

CHATEAU - 458m²

Stone steps up to main front door.

Entrance hall 15m².

Salon 50m² with French windows to terrace, fireplace with woodburner.

Dining room 23.3m² with French windows to terrace, fireplace with woodburner. Corridor with acces to WC with wash hand basin.

Kitchen/family room 51m², fully fitted kitchen with electric AGA.

Fireplace with woodburner. Doors out to covered terrace ideal for summer entertaining with lovely view over the grounds and lake.

Second covered area equipped with a pizza oven and preparation area. Door to the Study 19m².

Door to rear kitchen, prep area. From the rear kitchen is access to a wc, and corridor leading to a large cellar, food storage area, stairs up to two large storage rooms (total about 71m²) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m² total comprising hallway, dressing room, bedroom (doors to terrace) sitting room, bathroom comprising bath, shower, double basins and wc. Stairs down to jacuzzi room.

Stone spiral staircase leading to first floor landing. Access to five newly renovated ensuite bedrooms with stylish high quality bathrooms.

Walk in laundry cupboard.

Stone staircase continues to attic over the whole bedroom area.

GITE 1 - 47m²

The former chapel has been renovated as a one bedroom gite comprising kitchen, bathroom and sitting room on the ground floor and staircase to bedroom. Small private terrace area.

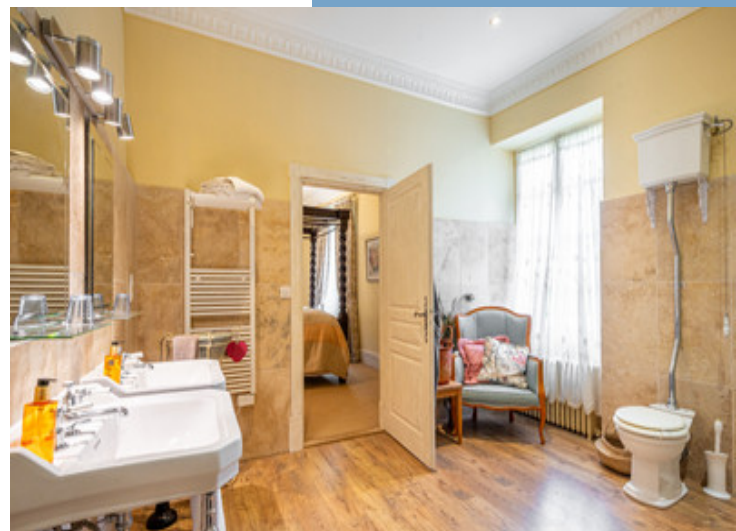
GITE 2 - 58m²

A spacious newly renovated guest cottage with open

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06886>

COMPLETE FILE AND PHOTO ON REQUEST



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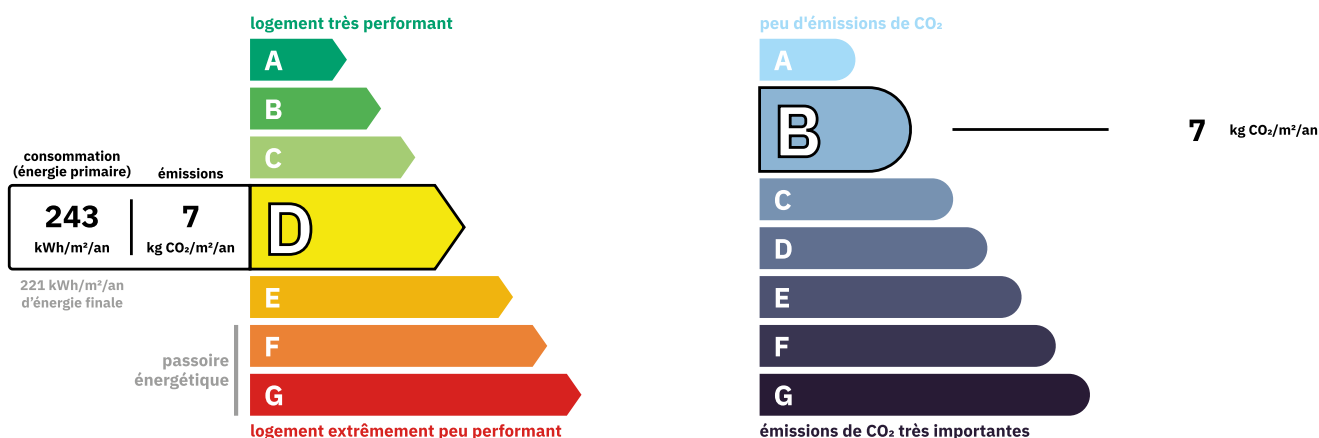
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STUNNING CHATEAU WITH
GITES, BARNs, FUNCTION
ROOM, THREE SWIMMING
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ENERGIE-DPE

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 3650 € and 5000€ for 2021

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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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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FILE COMPLETE
AND PHOTOS
ON REQUEST

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