

# LOVELY CHÂTEAU SITUATED PRIVATELY IN 12 HECTARES OF WOODLAND & MEADOWS WITH A LAKE, ORCHARD AND GUESTHOUSE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

LOVELY CHÂTEAU SITUATED PRIVATELY IN 12 HECTARES OF WOODLAND & MEADOWS WITH A LAKE, ORCHARD AND GUE...





## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A24257JHC19 |
| PRICE | € 1,398,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 14 |
| BATHROOM | 12 |
| ACCOMMODATION | 511 m² |
| LAND | 123819 m² |
| TOWN | Uzerche |
| DEPARTMENT | |
| LOCATION | 50km or less to airport |
| TYPE | Gîtes, Gite Complex, Maison de Maitre |
| CONDITION | Good condition |
| FEATURES | Private drainage, Lake, Garage |

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Fit for B&B, high end guests, a wedding venue etc
- Very private, not overlooked, calm area
- Easy access to motorways: A20 to Paris or Toulouse
- Key-turn property, ready for business
- Peace and quiet in a beautiful setting

LOVELY CHÂTEAU SITUATED PRIVATELY IN 12 HECTARES OF WOODLAND & MEADOWS WITH A LAKE, ORCHARD AND GUE...

Ref : A24257JHC19

The château is a property consisting of a manor house with:

Ground floor, a hall, library (38M2), music room (37M2), study, bedroom (14,4M2) with en suite shower room, a dining room (40M2), kitchen (37,5), scullery, laundry room and toilet.



# DESCRIPTION

This wonderful and romantic Château is situated in the middle of 12 hectares of woodland and pastures.
The entrance is everything one would expect: a monumental gate and a drive up to a covered area to unpack and get out of your 'carriage'.
The park around has got the old trees and meadows to wander around in.
The orchard is a little bit further away and has got a view over the lake on the other side of the castle.
The woodlands around make the property very private.
Inside the castle you will find a large part of the floor in pisé: the traditional (and sustainable!) stones for creating a long lasting floor.
You will find this in the hall, the dining room and the kitchen, all to the left of the entrance.



The rest of the floors are made of wooden floorboards. To the right of the entrance you will find the library (with french doors), the music room and the office in the tower. But also a downstairs bedroom with ensuite, the utility room (ironing, washing, storage of bedlinen) a second utility with professional dishwashers and storage, the servants staircase and the toilets for the guests.
There are seven generous bedrooms on the first floor of which six have ensuite bathrooms and one with a bathroom on the corridor.
There even is a family bathroom.
The second floor can also be used but will need an update: some painting and minor improvements. This floor is used to house more guests if the Château is rented for weddings or larger groups (conferences, team meetings etc)
Two...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A24257JHC19

COMPLETE FILE AND PHOTO ON REQUEST

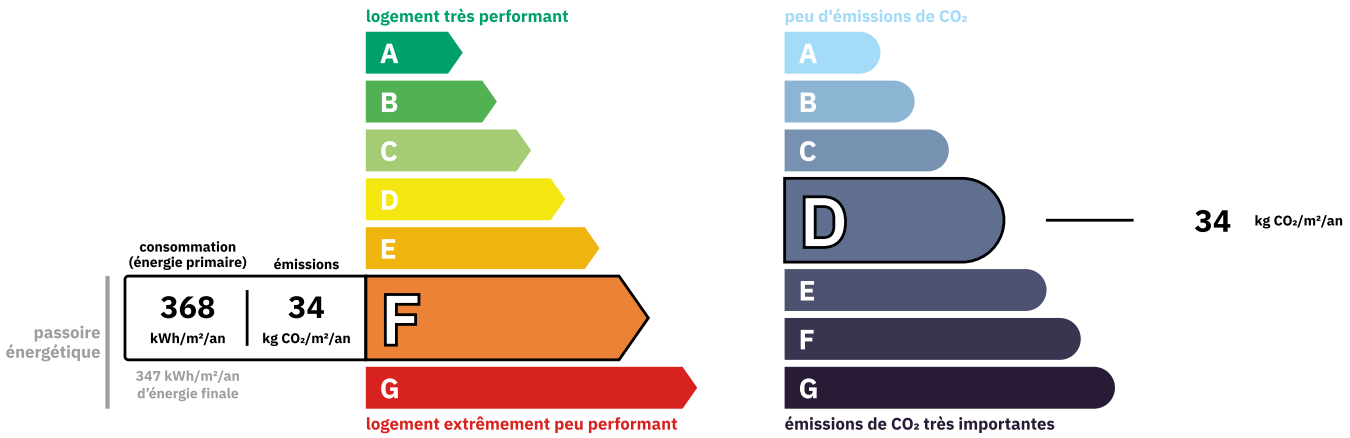
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LOVELY CHÂTEAU SITUATED PRIVATELY IN 12 HECTARES OF WOODLAND & MEADOWS WITH A LAKE, ORCHARD AND GUE...

Ref : A24257JHC19

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

# ENERGIE-DPE




Property Very energy consuming
Estimated annual energy costs
between 10900 € and 14800€ 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 :A24257JHC19
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr