

MAGNIFICENT 15TH CENTURY CHÂTEAU - 7 BEDS, 6 BATHS, TRIPLE GARAGE, BARN, HORSE BOXES, 4+ HECTARES OF LAND

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PROPERTY FACT FILE

REFERENCE	A39168SSI16
PRICE	€ 1,054,700 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (995 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	436 m²
LAND	43865 m²
TOWN	Lesterps
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	Good condition
FEATURES	Private drainage, Lake, Garage

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



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- Beautiful location with panoramic views
- In good condition with modern heating system
- Business potential with detached cottage
- Extensive private grounds, perfect for horses
- Fully restored and ready to enjoy

MAGNIFICENT 15TH CENTURY CHÂTEAU - 7 BEDS, 6 BATHS, TRIPLE GARAGE, BARN, HORSE BOXES, 4+ HECTARES O...

Ref : A39168SS116

We are delighted to bring this magnificent 15th century château to market. In good condition and fully restored this exceptional property is ready to enjoy. You will find all of the historic character and charm you would expect, but with modern upgrades to enhance the living experience. Set in over 4 hectares (roughly 11 acres) of land, including



DESCRIPTION

Enter through the remote controlled gates, where you are greeted by the imposing front of the property. Through the front door into the large entrance hallway (15m wide x 3m deep), which connects all the rooms on the ground floor, you get first sight of the impressive spiral staircase. At one end of the hallway is the lounge, measuring 8m x 4m. The larger reception room is 9.9m x 4.86m and can be accessed either directly from the hallway, the lounge or the kitchen. The kitchen is 6.4 m x 4m with a substantial fireplace. The sun-room delivers 8m x 3.5m of space with views on three sides. There is a separate toilet on this floor, plus access down into the cellar. Up to the first floor, there are 4 large bedrooms, (all similar in size of around 5.9m x 4m each), all with excellent views over the rear of the property. One has a bathroom en-suite, the others have showers. Up the spiral staircase again to find the office and access into the enormous attic. With several windows in place, the attic offers potential to be converted into additional living space. The separate cottage is perfect for either paying guests, or to have friends and family to stay. With a fitted kitchen/ diner, large lounge, 3 double bedrooms, a bathroom and shower room the cottage offers very comfortable accommodation. Outside on the grounds there is a triple garage supplied with electricity, a barn, another outbuilding and boxes for 2-3 horses. The land is a mix of open paddock, mature trees and a small lake ...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39168SS116

COMPLETE FILE AND PHOTO ON REQUEST

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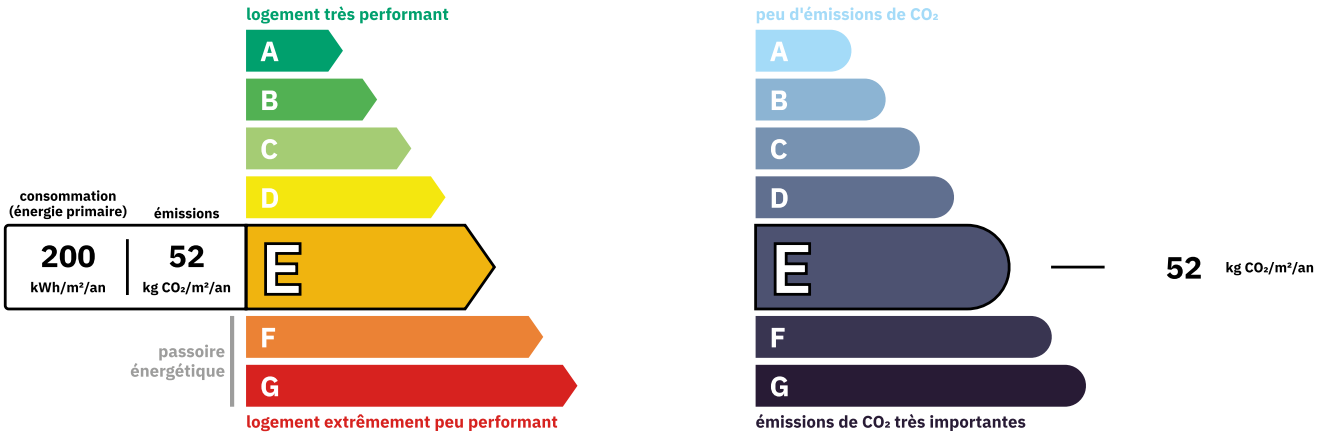
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3280 € and 4490€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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