



A STUNNING CHATEAU SURROUNDED BY EXPANSIVE GROUNDS!

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EXPANSIVE GROUNDS!...



PROPERTY FACT FILE	
REFERENCE	A39295JEV37
PRICE	€ 2,955,000 £ 0* *agency fees to be paid by the seller
BEDROOM	40
BATHROOM	20
ACCOMMODATION	1400 m ²
LAND	0 m ²
TOWN	Trogués
DEPARTMENT	
LOCATION	Resort property
TYPE	Maison familiale, Maison de Maître
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, 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

- No major renovations are needed
- In excellent condition, multiple recent updates
- Offers an amazing variety of accommodations
- The detailed authenticity of the rooms
- Surrounded by enchanting grounds and landscapes

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Set in the heart of a 4-hectare wooded park, this distinguished property harmoniously combines heritage, quality of life, and outstanding professional opportunities. Surrounded by century-old cedars, redwoods, and oaks, it combines the environments of relaxation and elegance.

DESCRIPTION

Formerly a private residence, this estate is now perfectly suited for use as both a family château and a prestigious hospitality and event venue. With its diversity of accommodations and facilities, it is ideal for weddings, seminars, corporate retreats, art exhibitions, or tourism development projects.

An enchanting natural setting: 4 hectares of landscaped parkland with century-old trees, gardens, terraces, and shaded walkways.

Extensive variety of accommodations:

- The château (800 m², 18 bedrooms, 3 reception rooms, modern kitchen).
- A large gîte (270 m², 10 bedrooms).
- A smaller gîte (90 m², 3 bedrooms).
- A charming one-bedroom house, ideal for couples.
- 7 chalets and mobile homes (30 beds).
- A 4-star campsite with 25 spots and full sanitary facilities.

Reception areas:

- Elegant 200 m² reception hall with bar, professional kitchen, cloakroom, and PRM accessibility.
- A 100 m² reception tent.
- A 40 m² residence room with kitchen.
- Outdoor bar and 300 m² terrace with summer kitchen and barbecue.

Leisure & amenities:

- Heated outdoor pool (14 × 6 m) with children's paddling pool.
- Mini-golf, playgrounds, pétanque, gym, and table tennis.
- Multiple gardens, greenhouse, and landscaped spaces.

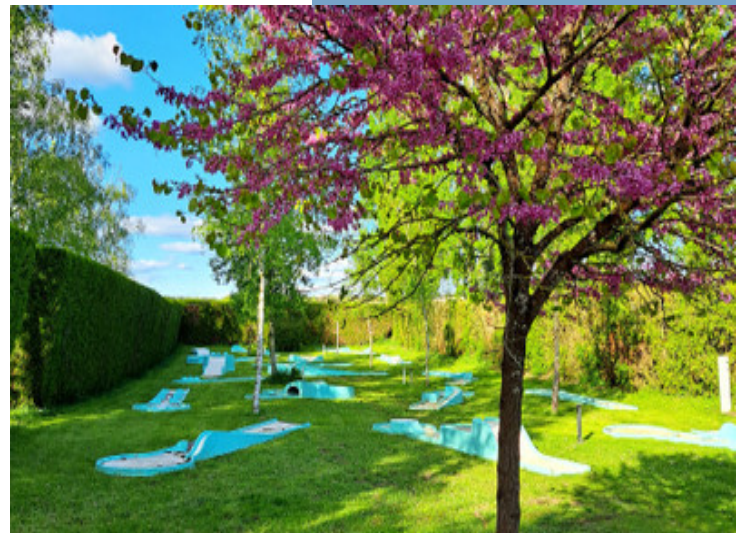
Technical & Comfort Features:

- WiFi throughout the estate.
- Full bathroom facilities, laundry, garages, and workshops.
- Autonomous sanitation system (completely overhauled in 2024).
- Solar park lighting.
- Modernized electrical panels, c...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39295JEV37>

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/>

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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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AND PHOTOS
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