



THE CLISSON ESTATE 14, 19 AND 20, SEPARATE  
COTTAGE IN A 50S/60S STYLE, HEATED  
SWIMMING POOL AND TENNIS COURT

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STYLE, HEATED SWIMMING  
POOL AND TE...



## PROPERTY FACT FILE

REFERENCE	A39544FNM79
PRICE	€ 1,170,212 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	7
ACCOMMODATION	444 m <sup>2</sup>
LAND	24922 m <sup>2</sup>
TOWN	Geay
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Heated swimming pool
- Tennis court.
- Detached Gîte ready for business
- Family-friendly and easy-to-manage maintenance
- Beautiful home / small château

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We present to you a beautiful estate that bears witness to several centuries of history, with a heated pool and a tennis court. Combining elegance, charm, and modern comfort. The main entrance is accessed by passing under a centuries-old dovecote. The main outbuilding, which can be used as a guest house, as well as the large barn (180 m<sup>2</sup>)

## DESCRIPTION

### The Clisson Estate

In the heart of a vast 2.5-hectare (25,260 m<sup>2</sup>) property, this small 420 m<sup>2</sup> castle, with its oldest parts dating back to the 14th century, embodies the timeless charm of a historic residence. With 17 rooms, including 8 spacious bedrooms, it offers a living environment conducive to relaxation and socializing. Upon entering the estate, visitors pass under the arch of the dovecote, likely built at the same time as the castle's first section. The large number of boulins (pigeon nesting holes) it contains clearly indicates the extent of the original owners' possessions, as each represented 1 arpent of land (about 128 ares per arpent on average). The main access to the building is through the tower located at the corner of the two wings. After passing through the massive entrance door and leaving the venerable stone staircase to the right, which leads to the upper floor, a door opens directly ahead onto the spacious dining room (80 m<sup>2</sup>). The dominant color is red. The walls are paneled, the ceiling with exposed beams is shimmering, while on the floor, with an integrated heating system, the tiles are made of Burgundy stone. At the back of the room, an impressive granite fireplace occupies most of the wall. On the left side, double doors lead to the spacious kitchen (33 m<sup>2</sup>), equipped with a beautiful old-style stove, still in operation, ideal for cooking enthusiasts. Also in the kitchen, a door opens both to a hallway leading to a shower room with a toile...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39544FNM79>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

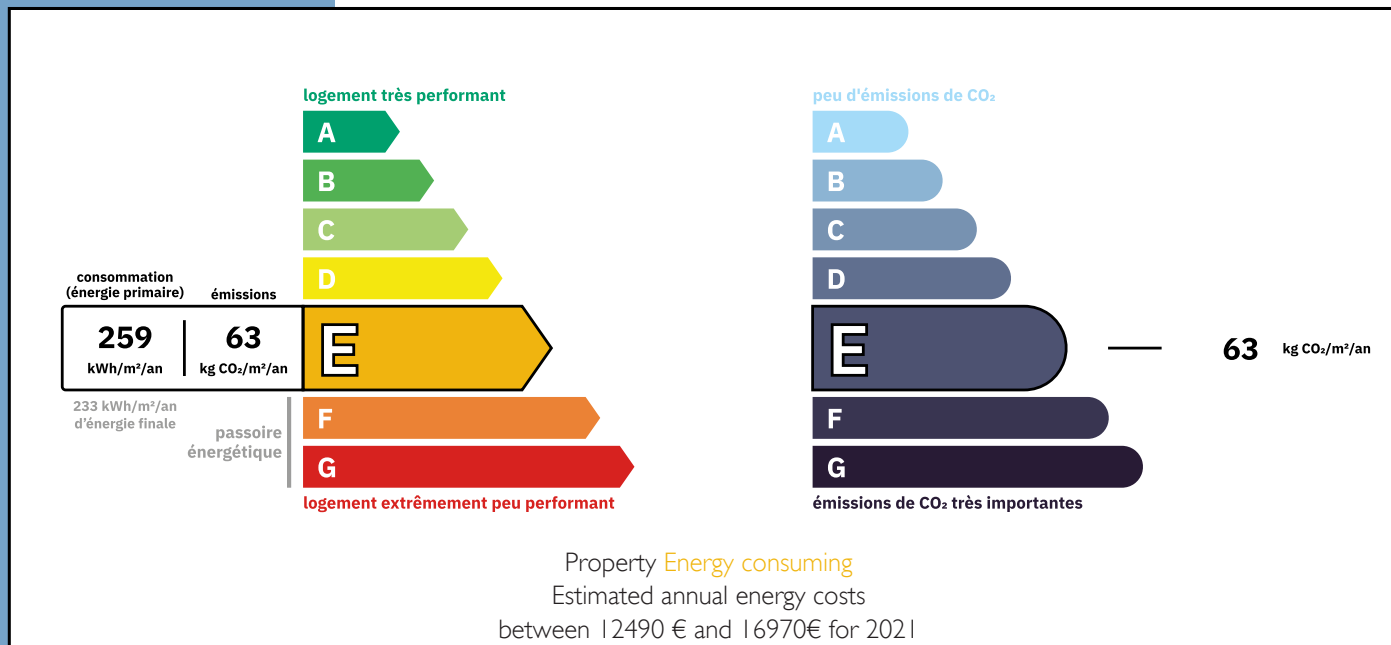
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A39544FNM79  
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AND PHOTOS  
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