LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 19TH-CENTURY CHÂTEAU WITH ESTABLISHED HOSPITALITY INCOME IN SOUTHWEST OF FRANCE

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PROPERTY FACT FILE

REFERENCE	A40722FO16
PRICE	€ 1,961,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 850 000 EUR hors honoraires)
BEDROOM	17
BATHROOM	14
ACCOMMODATION	1650 m²
LAND	71067 m²
TOWN	Foussignac
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Gîtes, Hotel, Gite Complex
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Fully furnished
- Possibility to acquire adjacent property + 4ha
- Event-ready: weddings, film shoots
- 7 .1 ha grounds, huge investment potential
- Near Atlantic coast, Cognac & TGV Paris

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Nestled in the picturesque countryside near Jarnac, Château de Brillac is a light-filled mid-19th-century estate that beautifully combines historic charm with proven commercial appeal. Ideal for film and publicity shoots, weddings and events, the property offers both grandeur and versatility.







DESCRIPTION

GROUND FLOOR
- Entrance hall with wooden staircase leading to the first floor.

Right Wing:
- Sitting room with fireplace (59.50m2)
- Office (38m2)

Left Wing:
- Dining room (58m2)
- Small salon (ideal for a pool table) (23m2)
- Living room with monumental stone fireplace (43m2)

Back Hall / Service Area:
- Storage room with access to basement and back staircase to first floor
- Pantry
- Kitchen (16m2)
- Laundry room (16m2)
- WC
- Wellness centre / Spa with jacuzzi, jet shower, sauna, treatment room, and 2 WCs

FIRST FLOOR
- Landing
- Walk-in wardrobe
- Bedroom 1 – ensuite with shower, washbasin, WC
- Apartment – office, sitting room with balcony, bedroom, ensuite with rain shower, double washbasins, kitchen, WC (105m2)
- Suite – with sitting area/office, ensuite with shower, double washbasins, WC (34m2)
- Bedroom 3 – ensuite with washbasin, WC
- Bedroom 4 – ensuite with washbasin, WC
- Bedroom 5 – ensuite with washbasin, WC

UPPER FIRST FLOOR / MEZZANINE
- Landing
- Bedroom 6 – ensuite with shower, washbasin, WC
- Bedroom 7 – ensuite with shower, washbasin, separate WC
- Bedroom 8 – ensuite with shower, washbasin, WC
- Bedroom (should be 9, but no number on door)
- Bedroom (should be 10, but no number on door)

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40722FO16

COMPLETE FILE AND PHOTO ON REQUEST

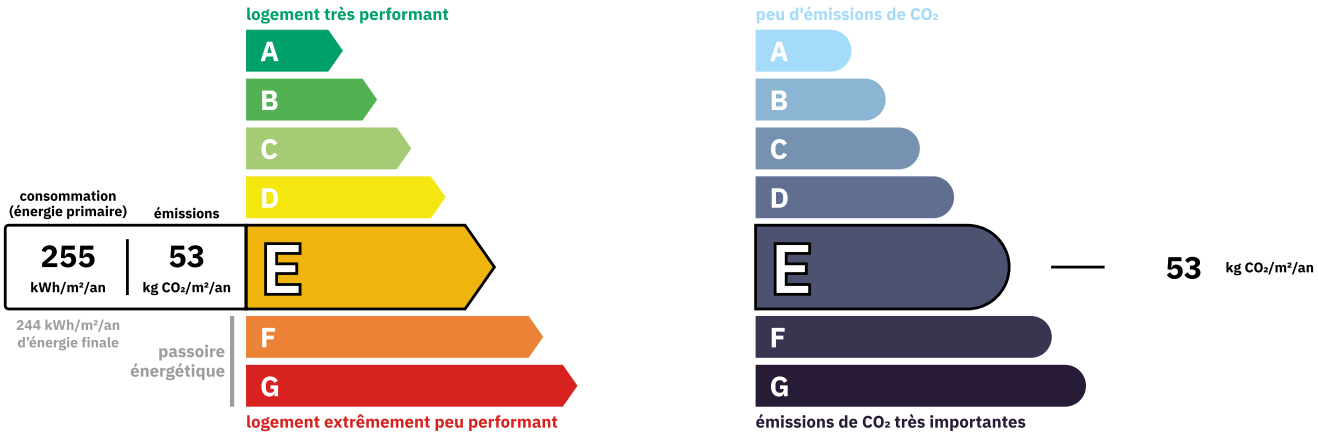
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 14194 € and 19204€ 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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