LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



1825 FRENCH CHÂTEAU WITH POOL, GUEST HOUSE & WELLNESS FACILITIES - PRIVATE ESTATE WITH CHARACTER

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PROPERTY FACT FILE

REFERENCE	A46228WBA48
PRICE	€ 1,290,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	9
ACCOMMODATION	370 m²
LAND	3455 m²
TOWN	Saint-Alban-sur-Limagnole
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Hôtel
CONDITION	
FEATURES	Swimming Pool, Private parking, Detached

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





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- • Historic 1825 French Château
- • 9 En-Suite Bedrooms & Guest House
- • Heated Pool, Spa, Sauna & Hammam
- • Private Estate with Flexible Layout
- • Camino de Santiago Location

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Dating from 1825, this elegant French château offers approximately 370 m² of accommodation within around 3,455 m² of private grounds, complemented by an independent 82 m² guest house. Currently arranged with 15 principal rooms, including 9 en-suite bedrooms, together with a lounge, breakfast room, heated swimming pool and



DESCRIPTION

Historic French Château with Exceptional Lifestyle & Investment Potential:
Steeped in history and dating from 1825, this elegant French château presents a rare opportunity to acquire a distinguished country estate in one of France's most picturesque regions. Set within approximately 3,455 m² of private grounds, the property extends to around 370 m² of accommodation, combining period character, generous living space and exceptional versatility. Equally suited as a prestigious private residence, multi-generational family home, elegant second residence or a property with hospitality or tourism potential (subject to permissions), this remarkable estate offers outstanding flexibility.



Approached through private grounds, the château immediately conveys timeless elegance. Arranged over several levels, it offers 15 principal rooms, including nine spacious bedrooms, each with its own en-suite bathroom. A welcoming lounge and breakfast room provide comfortable communal living, while the adaptable layout can be retained or reconfigured to suit individual requirements, subject to any necessary approvals.

An independent house of approximately 82 m², linked by a veranda, provides valuable ancillary accommodation ideal for guests, extended family, staff or a variety of complementary uses. Outside, landscaped gardens create a peaceful setting for entertaining and outdoor living. A heated swimming pool, spa, sauna and hammam provide year-round wellness facilities, enhancing the lifest...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46228WBA48

COMPLETE FILE AND PHOTO ON REQUEST

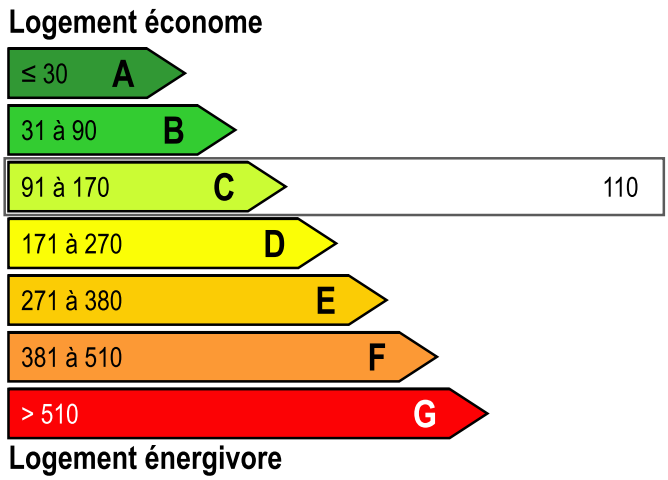
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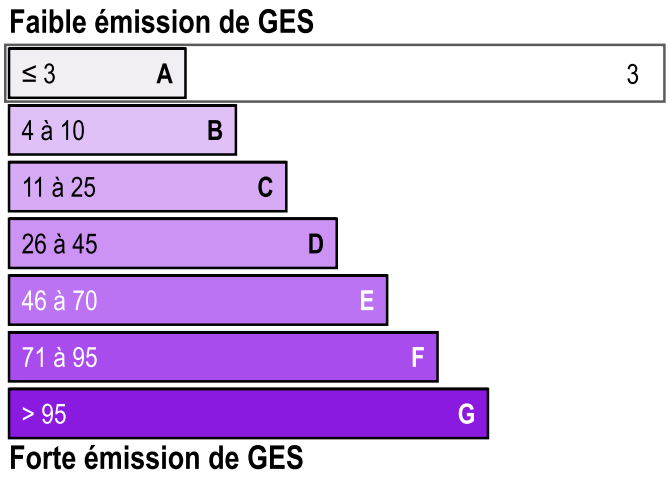
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE





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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