



GORGEOUS CHATEAU SITUATED IN A
BEAUTIFUL PART OF SOUTH-WEST FRANCE,
RIGHT IN THE HEART OF THE GLORIOUS
COUNTRYSIDE

GORGEOUS CHATEAU
SITUATED IN A BEAUTIFUL
PART OF SOUTH-WEST
FRANCE, RIGHT IN THE
HEART OF THE GLORIOUS
COUNTRYSIDE

DESCRIPTION

A property with a rich history, this former 15th century Château was home to the same aristocratic family for more than 400 years. The Chateau has been tastefully renovated by the current owners, over a period of 10 years. This has created an elegant and spacious home. The property generates income through chambres d'hôtes, tables gourmandes, receptions and cottage / gîte rentals. Stables, quaries, carport, tennis, and 2 swimming pools complete this character property.



PROPERTY FACT FILE	
REFERENCE	107833STR47
PRICE	€ 1,990,000 £ 0* agency fees included: 4.7368421052632 % TTC to be paid by the buyer (1 900 000 EUR without fees)
BEDROOM	10
BATHROOM	11
ACCOMODATION	860 m ²
LAND	84005 m ²
TOWN	
DEPARTMENT	Lot_et_Garonne
LOCATION	50km or less to airport
TYPE	Bed and Breakfast, Country House, Equestrian
CONDITION	Excellent condition, ,
FEATURES	Barns / outbuildings, Business potential, Character property
*Price based on current exchange rate which is subject to change	



GORGEOUS CHATEAU
SITUATED IN A BEAUTIFUL
PART OF SOUTH-WEST
FRANCE, RIGHT IN THE
HEART OF THE GLORIOUS
COUNTRYSIDE

The main residence has a beautiful entrance overlooking two reception rooms. Flowing through to a billiard room, a large living room and a wonderful fitted kitchen. On the first floor, a master suite with dressing room and private bathroom, a large room with a reverse boat hull structure, 4 bedrooms and 2 bathrooms. Heating is provided by a heat pump system with underfloor heating on the ground floor, radiators on the first floor, oil boiler as a backup. Each day room has an operational chimney.

A swimming pool integrated with the terrace on the west side of the main house, benefits from breathtaking views over the valley. An inner courtyard creates the union between the house and the additional accommodation.

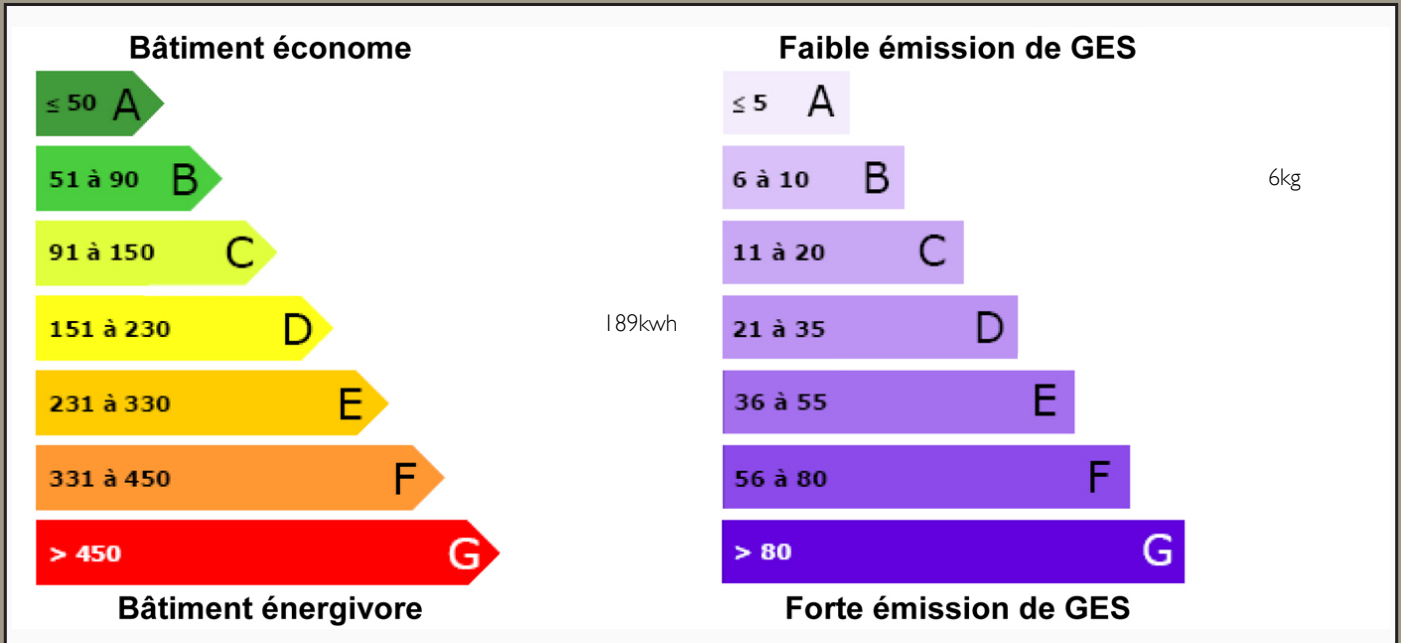
In the pigeonnier are two charming guest rooms and a library lounge. Further additional accommodation consists of a large stone gîte with 4 bedrooms, 3 bathrooms, a small gîte with 2 bedrooms, a club house, a fitness room and sauna with shower room. A large swimming pool at the back enhances the "guest" area.

There are many additional facilities including stables, two swimming pools, a clubhouse, a fitness room, a sauna, carports and a tennis court. The land is composed of about 8 hectares of gardens with also enclosures and meadows. Additional land is available for sale if desired.



GORGEOUS CHATEAU
SITUATED IN A BEAUTIFUL
PART OF SOUTH-WEST
FRANCE, RIGHT IN THE HEART
OF THE GLORIOUS
COUNTRYSIDE

ENERGY-DPE



IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr