



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

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## 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, quarries, carport, tennis, and 2 swimming pools complete this character property.



PROPERTY FACT FILE	
REFERENCE	107833STR47
PRICE	€ 1,990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	11
ACCOMMODATION	860 m <sup>2</sup>
LAND	84005 m <sup>2</sup>
TOWN	VILLENEUVE SUR LOT
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
<small>*Price based on current exchange rate which is subject to change</small>	





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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.

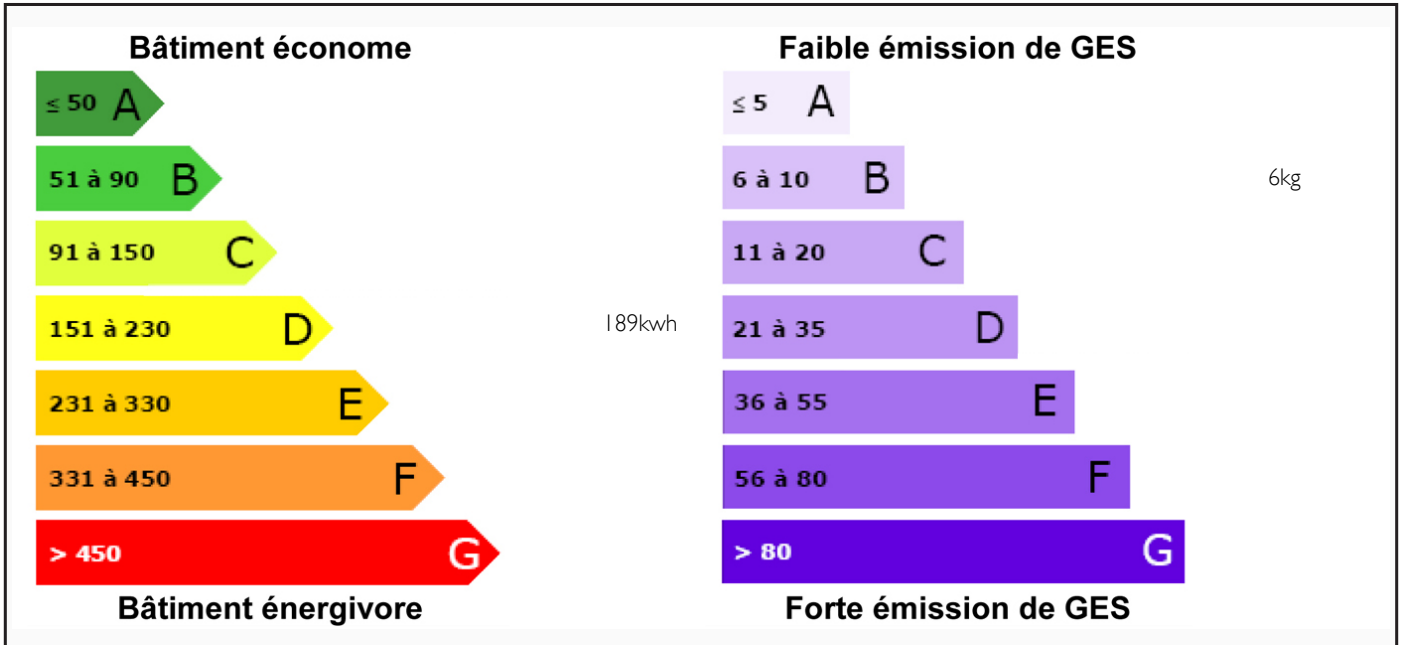
In the pigeonnier are two charming guest rooms and a library lounge. Further additional accommodation consists of a large stone gîte with 4 bedrooms, 3 bathrooms, a small gîte with 2 bedrooms, a club house, a fitness room and sauna with shower room. A large swimming pool at the back enhances the "guest"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



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## ENERGY-DPE



## IMPORTANT-NOTICE

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