



SUPERB 16TH CENTURY CHATEAU WITH APPT  
GITE, RENOVATED BARN, 7 HECTARE OF  
GROUNDS, A LAKE, 2 GBIT FIBRE OPTIC.



SUPERB 16TH CENTURY  
CHATEAU WITH APPT  
GITE, RENOVATED BARN, 7  
HECTARE OF GROUNDS, A  
LAKE, 2 GBIT FL...



PROPERTY FACT FILE	
REFERENCE	I13628CMC09
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	14
ACCOMMODATION	300 m <sup>2</sup>
LAND	74356 m <sup>2</sup>
TOWN	Clermont
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne, Gite Complex, Family Home
CONDITION	Good condition
FEATURES	Lake, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- A spring (water)
- Private lake
- Over 7 hectares of land
- Private river
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The Chateau is situated in an 18-acre estate, lying in a small tranquil valley surrounded by wooded hills, with wild-flower meadows, a spring-fed lake and bordered by a bubbling tree-shaded brook.

The building has been extensively renovated and exceptionally well

## DESCRIPTION

Built in the 16th century the property has:

THE PETIT CHATEAU (300 m2 habitable space)

Link to watch - <https://www.youtube.com/watch?v=93OOYpAetg>

This lovely building has accommodation over three floors as follows:

### Ground Floor

- Combined dining and sitting room, with exposed oak beams and ceiling joists. Large wood burning stove installed in a 'walk-in' fireplace
- Library with wood paneled bookcase running the length of the room, and with a central open fireplace
- Kitchen with fitted units for oven, hob, and microwave. Full height fridge/freezer and dish washer
- Utility room with oil-fired central heating boiler (top of the range Viessmann), and washing machine
- Lobby area leading to spiral staircase and back door
- Back door opening onto a cobbled courtyard with a covered al fresco dining area
- Rare example of an oak spiral staircase leading to first floor and second floor
- WC underneath the spiral staircase.

### ROOM SIZES

Kitchen 6.10 m x 2.60 m

Dining room and lounge 8.10 m x 4.70 m

Study/Library 6.50 m x 4.10 m

Utility room 4.30 m x 2.20 m

### First Floor

- Large lounge with open fireplace, and two full length French windows with south-facing views over the lake and estate
- Double bedroom overlooking the courtyard with an en-suite bathroom, comprising full-length shower, basin and WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I13628CMC09>

COMPLETE FILE AND PHOTO ON REQUEST



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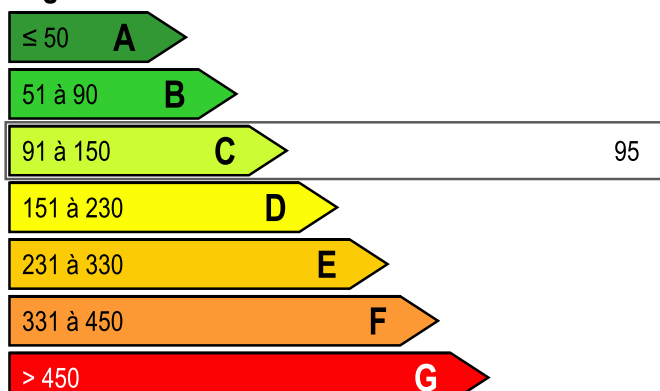
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## ENERGIE-DPE

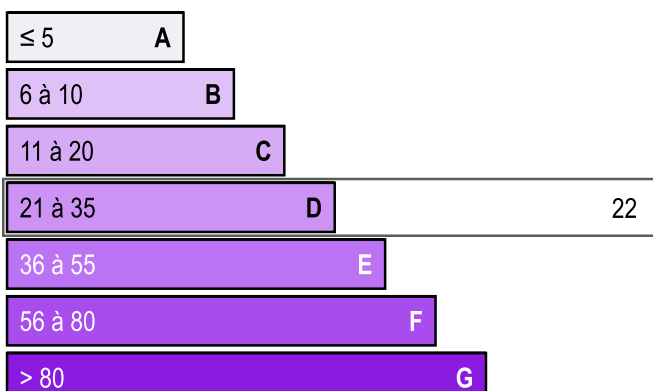
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

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## CONTACT

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AND PHOTOS  
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