





STUNNING CHATEAU WITH 2 GITES, BARNS, FUNCTION ROOM, THREE SWIMMING POOLS SET IN FENCED GROUNDS OF 165 ACRES.

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STUNNING CHATEAU
WITH 2 GITES, BARNS,
FUNCTION ROOM, THREE
SWIMMING POOLS SET IN
FENCED GROUNDS OF I





#### PROPERTY FACT FILE

REFERENCE A06886

PRICE € 1,999,500

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 9

BATHROOM 8

ACCOMMODATION 563 m<sup>2</sup>

LAND 674550 m<sup>2</sup>

TOWN Montignac

**DEPARTMENT** 

LOCATION Isolated

TYPE Maison de Campagne, Family

Home

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

Lake

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

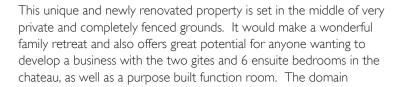




- Completely fenced and gated
- Business potential for functions, weddings retreat
- Suitable for horses
- Large walnut grove giving income potential
- 6 ensuite bedrooms in the chateau

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#### **DESCRIPTIF**

CHATEAU - 458m<sup>2</sup>

Stone steps up to main front door.

Entrance hall 15m<sup>2</sup>.

Salon 50m<sup>2</sup> with French windows to terrace, fireplace with woodburner.

Dining room 23.3m<sup>2</sup> with French windows to terrace, fireplace with woodburner. Corridor with acces to WC with wash hand basin. Kitchen/family room 51m<sup>2</sup>, fully fitted kitchen with electric AGA. Fireplace with woodburner. Doors out to covered terrace ideal for summer entertaining with lovely view over the grounds and lake. Second covered area equipped with a pizza oven and preparation area. Door to the Study 19m<sup>2</sup>.

Door to rear kitchen, prep area. From the rear kitchen is access to a wc, and corridor leading to a large cellar, food storage area, stairs up to two large storage rooms (total about  $7\,\mathrm{Im^2}$ ) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m² total comprising hallway, dressing room, bedroom (doors to terrace) sitting room, bathroom comprising bath, shower, double basins and wc. Stairs down to jacuzzi room. Stone spiral staircase leading to first floor landing. Access to five newly renovated ensuite bedrooms with stylish high quality bathrooms. Walk in laundry cupboard.

Stone staircase continues to attic over the whole bedroom area.

GITE I - 47m<sup>2</sup>

The former chapel has been renovated as a one bedroom gite comprising kitchen, bathroom and sitting room on the ground floor and staircase to bedroom. Small private terrace area.

GITE 2 - 58m<sup>2</sup>

A spacious newly renovated guest cottage with open







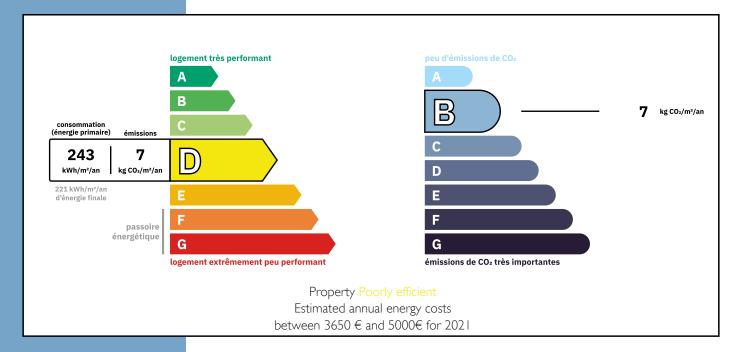
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# **ENERGIE-DPE**

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



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## CONTACT

Réf :A06886 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr