LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



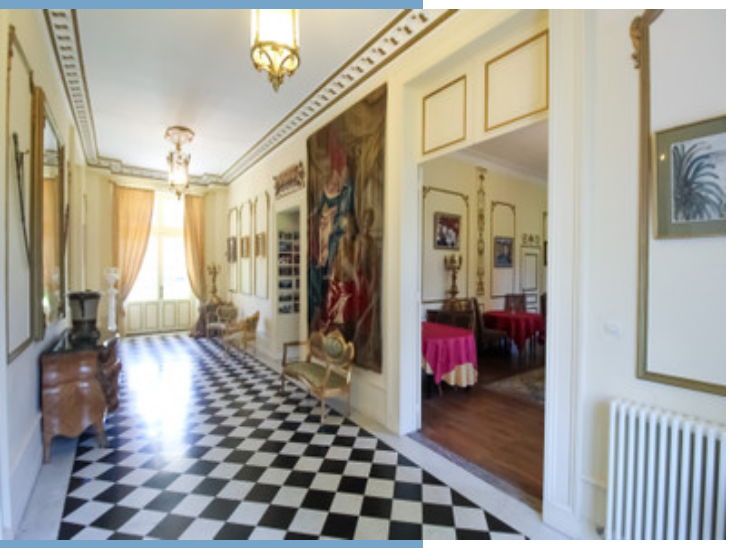
MAGNIFICENT CHÂTEAU WITH 11 BEDROOMS SET IN AN 11 ACRE PARK WITH A LAKE, HEATED POOL AND 2 GUEST HOUSES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A20717AF37
PRICE	€ 1,260,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	11
ACCOMMODATION	1169 m²
LAND	44747 m²
TOWN	Tournon-Saint-Pierre
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, Hotel, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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





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This beautiful château dating from around the turn of the 18th century was built on the site of a previous chateau destroyed during the revolution and sits in fully enclosed parkland of approximately 11 acres with a lake and several huge trees dating from around the same time as when the property was constructed. It has a 15m x 6m heated



DESCRIPTION

This superb chateau dates from the turn of the 18th century, sits in an 11 acre site with a lake and consists of:

Ground floor:

Entrance hall – 35m2
Living room – 43m2
Library -43m2
Dining room – 43m2
Corridor
Kitchen – 21m2
Conservatory – 50m2
Study – 14m2
2 tower rooms each with a spiral staircase



First floor:

Access corridor
Bedroom 1 – 25m2 with ensuite bathroom
Bedroom 2 – 25m2 with ensuite bathroom
Bedroom 3 – 39m2 with ensuite bathroom
Bedroom 4 – 23m2 with ensuite bathroom
Bedroom 5 – 32m2 with ensuite bathroom
2 tower rooms each with a spiral staircase

Second floor:



Access corridor
Bedroom 6 – 17m2 with ensuite shower room
Bedroom 7 – 24m2 with ensuite bathroom
Bedroom 8 – 40m2 with ensuite bathroom
Bedroom 9 – 22m2 with ensuite bathroom
Bedroom 10 – 23m2 with ensuite bathroom
Bedroom 11 – 21m2 with ensuite bathroom
2 tower rooms each with a spiral staircase
Staircase giving access to the large attic

Basement:

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A20717AF37

COMPLETE FILE AND PHOTO ON REQUEST

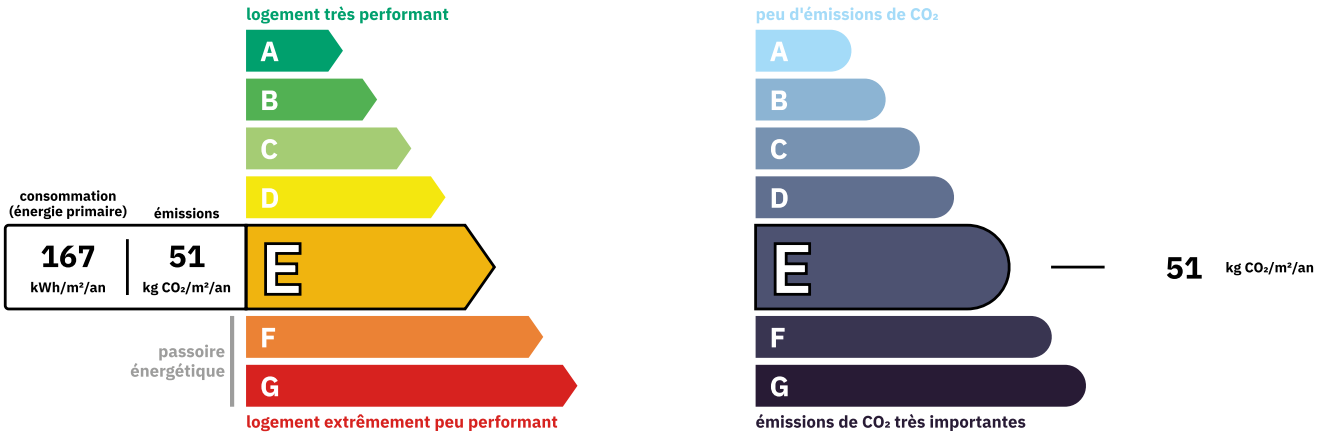
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 7810 € and 10620€ for 2021

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

Réf :A20717AF37
FILE COMPLETE AND PHOTOS ON REQUEST

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