



BEAUTIFUL 19TH CENTURY CHÂTEAU, NEWLY  
RENOVATED, 30 HECTARE PARK AND LAKE PLUS  
OUTBUILDINGS. NEAR LOCHES 37.



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NEAR L...



PROPERTY FACT FILE	
REFERENCE	A23069NBO37
PRICE	€ 1,270,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (I 210 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	425 m²
LAND	305633 m²
TOWN	Loches
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	





- Business potential for events business
- Newly renovated with high end materials
- Peace and privacy assured
- Outbuildings to renovate
- Rich history

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Stunning 19th Century Château, recently renovated, surrounded by woodlands and park totalling 30 hectares. Very secluded and private property for those seeking complete peace in a naturally wild and beautiful environment away from the buzz of cities. Outbuildings with business potential, plus hunting licence for the estate.

## DESCRIPTIF

This beautiful château has been found as far back in the archives as the 17th century. The estate was first registered in 1181 and then in 1239 it appears in texts, and it was once owned by the Abbey of Baugerais. The château was officially named as it is today in the 17th century. During the 19th century, the original building was added to, and this is what can be seen today. It included a lime kiln in 1880, which fell into disrepair around 1926.

The current owners purchased the château in 2005. The property was dilapidated but habitable. It had not been touched for in excess of forty years, although the gardens and parks were in good condition, similar to today.

The owners purchased the château with a view to fully refurbishing the property, as well as the outbuildings, in order to establish a family business. It was initially planned to host corporate events, weddings and a music recording studio for established record labels to hire as a location for bands to stay, develop, and record music for new albums.

The refurbishment has just been completed to the Château, although the plan for the outbuildings did not happen due to family health issues. The works undertaken to the Château have been elaborate, with all aspects having been rebuilt or updated.

A detailed list and additional photos/information are available upon request.

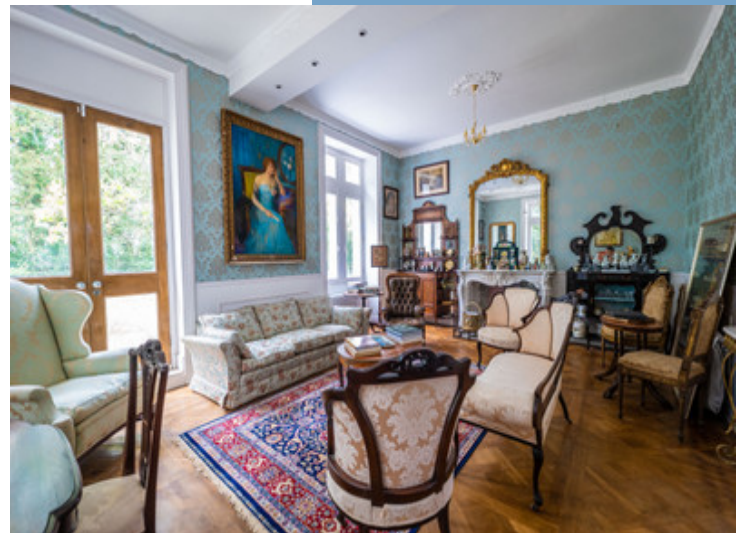
Ground floor:

Entrance lobby	8.4m <sup>2</sup> (3.6 x 2.3m)
Grand hall	31m <sup>2</sup> (8.8 x 3.1m)
Cloakroom	2.6m <sup>2</sup>
Living room	

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23069NBO37>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

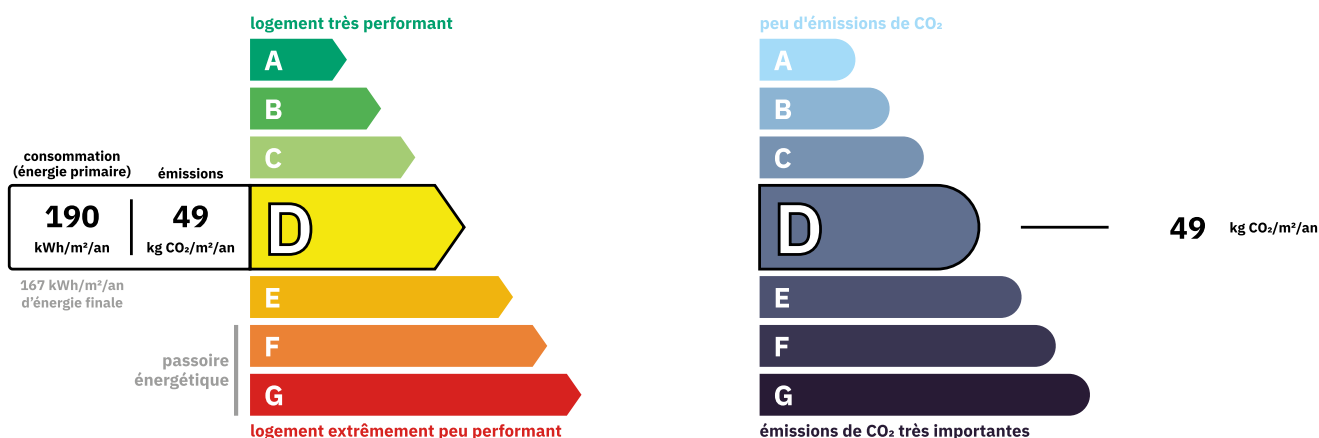
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4720 € and 6420€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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.

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## CONTACT

Réf : A23069NBO37  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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