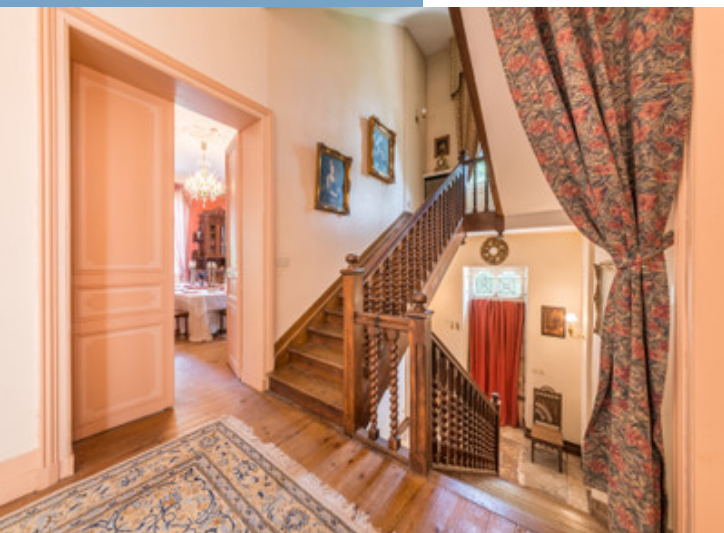
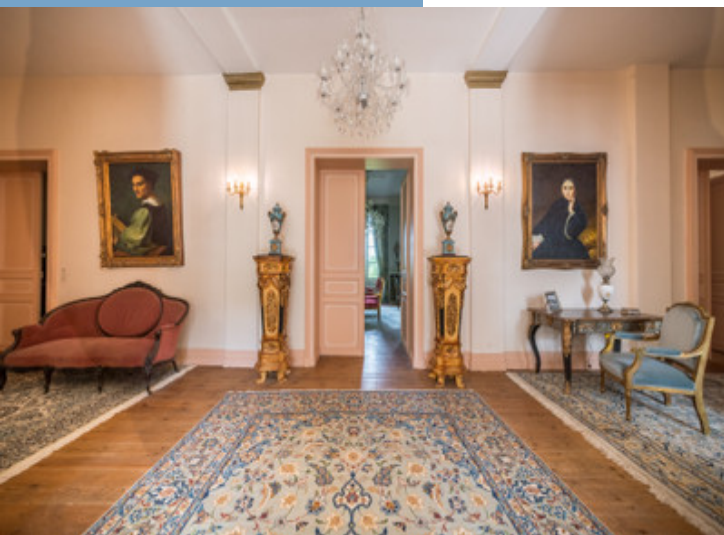




STUNNING 19TH CENTURY CHATEAU  
BEAUTIFULLY RENOVATED IN A PRIME POSITION  
WITH PARKLAND TO THE REAR



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REAR...



PROPERTY FACT FILE	
REFERENCE	A34190ANB17
PRICE	€ 998,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (950 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	800 m <sup>2</sup>
LAND	39774 m <sup>2</sup>
TOWN	Mirambeau
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, Hotel, Equestrian
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime location for use as hotel/ B&B
- Beautifully renovated in keeping with its heritage
- Double glazed throughout, centrally heated
- Ready to move in to and start your business
- 4 hectares of beautiful parkland

STUNNING 19TH CENTURY CHATEAU  
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POSITION WITH  
PARKLAND TO THE  
REAR.  
Ref: A34190ANB17

Beautifully and sympathetically restored 19th century chateau set in approximately 4 hectares of parkland with old rare trees, roses, paths for riding horses and a large barn for storage or workshop. There is also a stunning period greenhouse typical of the era in need of reglazing.

## DESCRIPTIF

Lower ground floor ;

- Kitchen (40m<sup>2</sup>)
- 2 reserves of about 15m<sup>2</sup>
- Bar reception / terrace (30m<sup>2</sup>)
- Gym and sauna (30m<sup>2</sup>)
- WC, laundry room, 3 cellars
- Workshop (50m<sup>2</sup>)
- Wine cellar (25m<sup>2</sup>)

Ground floor:

- Entrance hall (70m<sup>2</sup>)
- Reception room (60m<sup>2</sup>)
- 2nd reception room with bar (30m<sup>2</sup>)
- Dining room (40m<sup>2</sup>)
- Library (30m<sup>2</sup>)
- Office/ reception (20m<sup>2</sup>)
- Kitchenette (12m<sup>2</sup>)
- WC (12m<sup>2</sup>)
- Bedroom suite (40m<sup>2</sup>)

1st floor:

- 6 bedrooms all with en suite bathrooms + 3 separate WC's.

2nd floor:

- 2 rooms, bathroom, separate WC, 4 other rooms to be renovated.

Outside

- Independent barn, adjoining stables and hangar
- Period greenhouse in need of reglazing
- Park land of approximately 4 hectares, partly constructible

\* Gas central heating, 11 exceptional fireplaces in marble, rewired electricity, new double glazed windows

\* Available fully furnished by negotiation

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34190ANB17>

COMPLETE FILE AND PHOTO ON REQUEST



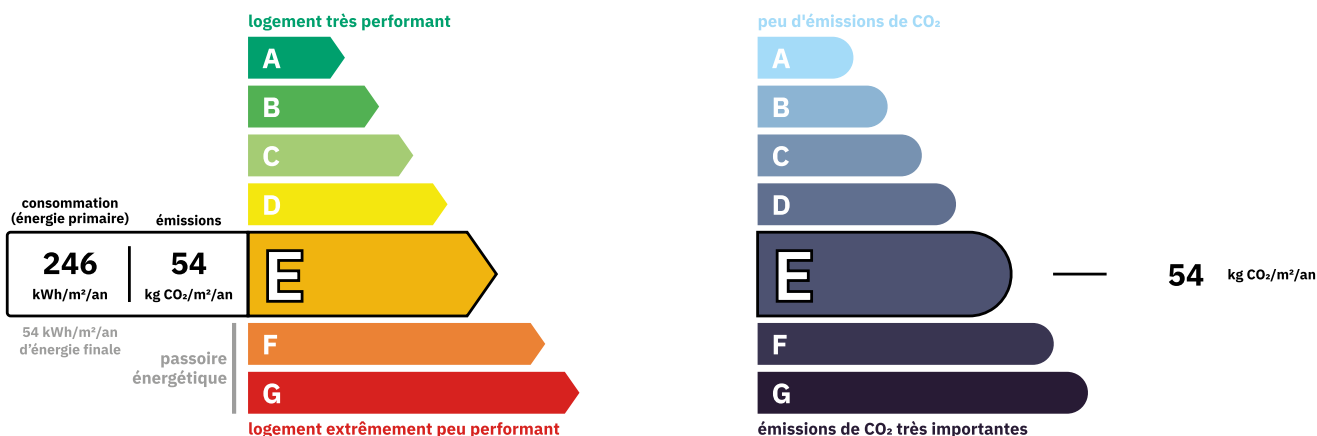


STUNNING 19TH CENTURY CHATEAU BEAUTIFULLY RENOVATED IN A PRIME POSITION WITH PARKLAND TO THE REAR...

Ref : A34I90ANB17

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 9760 € and 13260€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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.

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 : A34I90ANB17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)