FABULOUS CHÂTEAU UNDERGOING RESTORATION WITH 12 ACRES, SUPERB VIEWS, CARETAKER'S COTTAGE AND OUTBUILDINGS

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PROPERTY FACT FILE

REFERENCE	A35303SAG33
PRICE	€ 1,150,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	584 m²
LAND	52622 m²
TOWN	Sainte-Foy-la-Grande
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Manoir, Maison de Maitre
CONDITION	To be renovated
FEATURES	Private drainage, Private parking, Barns - outbuildings

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

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- 5 minutes from amenities in Sainte-Foy-la-Grande
- Stunning location
- 2 bedroom cottage within the grounds
- Several outbuildings & covered and open terraces
- Dates back to the 17th, 18th & 19th centuries

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Majestically perched above the rolling countryside, this château is undergoing a meticulous restoration, seamlessly blending modern updates with its historic charm. New joinery, exposed stone walls, and updated plumbing and electrics enhance its timeless appeal, while breathtaking, uninterrupted views stretch across the landscape.

DESCRIPTION

Nestled within a lush, private park, the property is adorned with century-old trees, including a magnificent cedar, ensuring serenity and seclusion. Rolling meadows and dense woodlands frame the estate, while a natural spring-fed pond and a well add to its authentic charm. Expansive grounds offer stunning panoramas, with a sun terrace on one side and covered terraces on the other, creating an idyllic setting. An open barn further enhances the estate's versatility, making it a perfect venue for weddings or grand gatherings. The presence of towering, ancient trees lends an air of grandeur and tranquility, completing this extraordinary retreat.

Cottage:
Lounge/Kitchen/Dining room - 6,3m x 5,4
Bedroom 1 - 5,5m x 4m
Bedroom 2 - 2,8m x 2,8m
Bathroom - 2,1m x 2,6m

Barn - 16m x 7,4m
Open Barn - 16m x 4m
Covered Terrace/Wedding reception terrace - 16,7m x 5,5m

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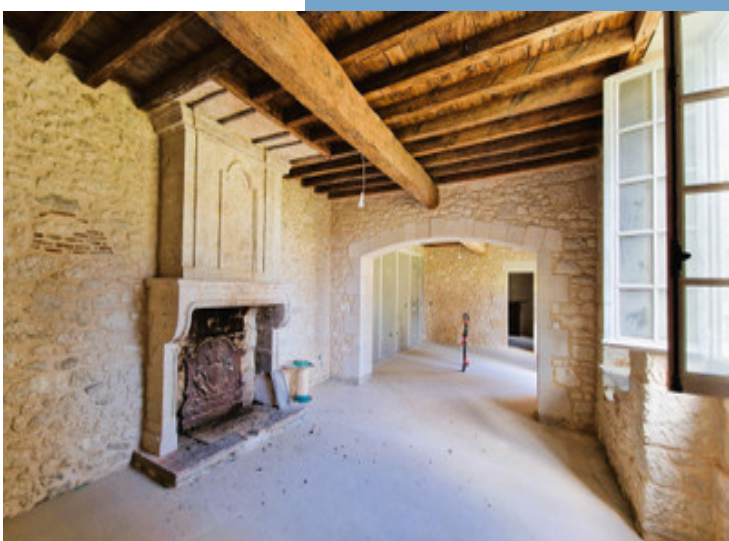

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35303SAG33
COMPLETE FILE AND PHOTO ON REQUEST

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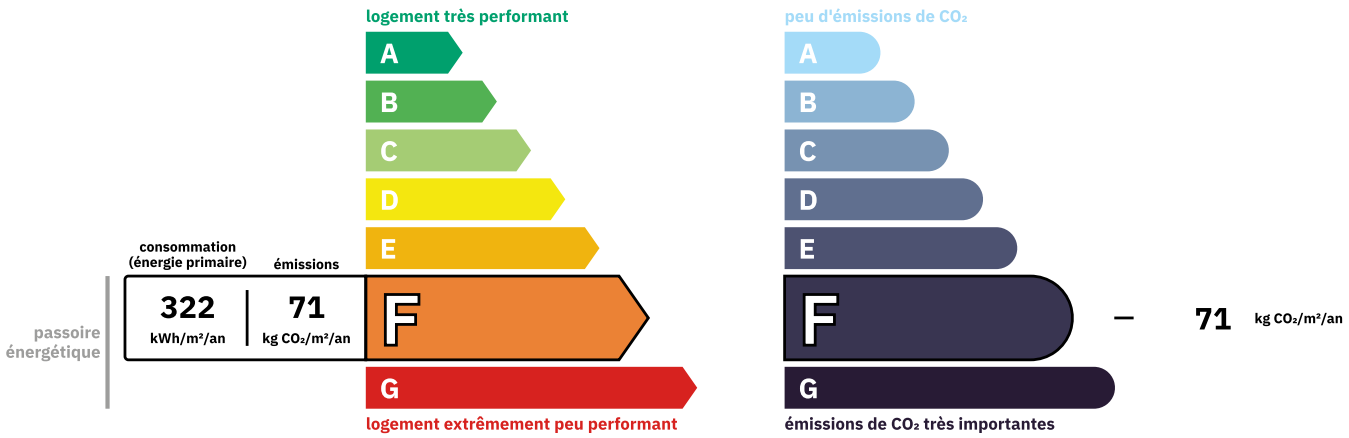
ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 7370 € and 10020€ for 2021

NOTICE

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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.

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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 :A35303SAG33
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