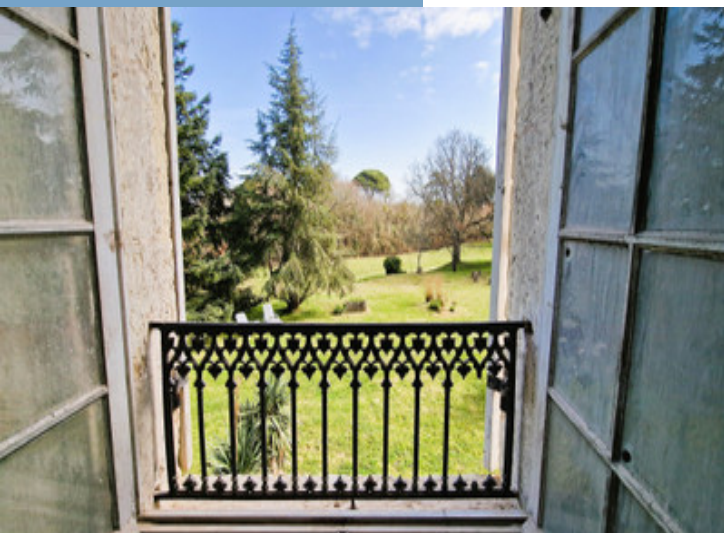




FABULOUS CHÂTEAU UNDERGOING
RESTORATION WITH 12 ACRES, SUPERB VIEWS,
CARETAKER'S COTTAGE AND OUTBUILDINGS

FABULOUS CHÂTEAU
UNDERGOING
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CARETAKER'S COTTAGE
AND OUTBUI...



PROPERTY FACT FILE	
REFERENCE	A35303SAG33
PRICE	€ 1,300,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	584 m ²
LAND	52622 m ²
TOWN	Sainte-Foy-la-Grande
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Manoir, Maison de Maitre
CONDITION	To be renovated
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- 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.

DESCRIPTIF

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>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35303SAG33>

COMPLETE FILE AND PHOTO ON REQUEST



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

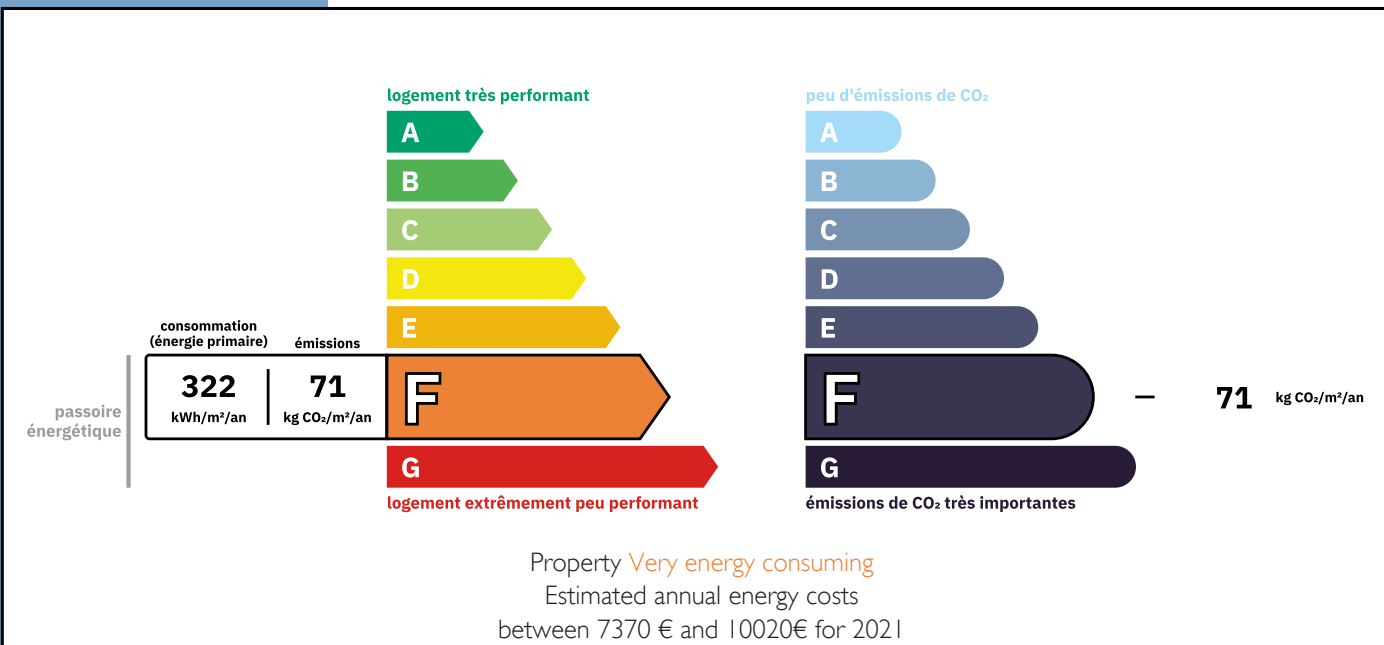
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

FABULOUS CHÂTEAU
UNDERGOING RESTORATION
WITH 12 ACRES, SUPERB
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ENERGIE-DPE

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NOTICE

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

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.

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 : A35303SAG33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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