LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT 19TH-CENTURY CHÂTEAU WITH ITS OWN PRIVATE ISLAND, SWIMMING POOL AND TENNIS COURT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

MAGNIFICENT 19TH-CENTURY CHÂTEAU WITH ITS OWN PRIVATE ISLAND, SWIMMING POOL AND TENNIS COURT...









PROPERTY FACT FILE

REFERENCE	A36232FO16
PRICE	€ 3,286,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (3 100 000 EUR hors honoraires)
BEDROOM	13
BATHROOM	12
ACCOMMODATION	1255 m²
LAND	25759 m²
TOWN	Jarnac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	Swimming Pool, Private parking, Barns - outbuildings

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

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

MAGNIFICENT 19TH-CENTURY CHÂTEAU WITH ITS OWN PRIVATE ISLAND, SWIMMING POOL AND TENNIS COURT...

Ref : A36232FO16

"The house shelters daydreaming, the house protects the dreamer, the house allows one to dream in peace."
— Gaston Bachelard, The Poetics of Space.

Some properties impress. Others simply feel like home.



DESCRIPTION

The château also houses the classified Leroux Collection, an exceptional ensemble of works by the celebrated Leroux family of artists—among them Prix de Rome laureates Auguste and Georges Leroux—adding an important artistic dimension to the estate's architectural and historical significance.



FURNITURE: The château is sold complete with its carefully assembled collection of period furniture, historic tapestries, antique chandeliers and lighting, paintings, oriental carpets and decorative works of art, preserving the elegance and authenticity of its historic interiors.

The numerous outbuildings offer exceptional potential for restoration and adaptation, whether as additional guest accommodation, leisure facilities, workshops or other projects inspired by the future owner's vision.

PROPERTY SUMMARY
- Lower Ground Floor: Hallway, former kitchen, WC, storage room, hall, cold room, fitness room, wellness/spa area, sitting room, two wine cellars, storage area, boiler/laundry room, service staircase.

- Ground Floor: Entrance vestibule, central hall with monumental stone staircase, billiard room, two reception rooms, dining room, kitchen, WC, storage room, terrace.

- Mezzanine Level: Linen room.

- First Floor: Landing and corridor, six bedrooms, five ensuite bathrooms, one ensuite shower room.

- Second Floor: Landing and corridor, seven bedrooms, four ensuite bathrooms, two ensuite shower rooms.

- Exterior: Electric entrance gate, gravelled courtyard, terrace, caretaker...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36232FO16
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

MAGNIFICENT 19TH-CENTURY CHÂTEAU WITH ITS OWN PRIVATE ISLAND, SWIMMING POOL AND TENNIS COURT...

Ref : A36232FO16

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

ENERGIE-DPE

DPE not required.

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 :A36232FO16

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