



STUNNING CHATEAU SET IN OVER 24 ACRES OF
PARKLAND WITH NUMEROUS OUTBUILDINGS
ALL IN EXCELLENT CONDITION

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PROPERTY FACT FILE	
REFERENCE	A37362AF36
PRICE	€ 1,195,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	9
ACCOMMODATION	950 m ²
LAND	96922 m ²
TOWN	Lureuil
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





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Beautiful chateau, dating back to around the 18th century, set in around 10 hectares of parkland and comes with numerous outbuildings, including a grounds keepers' cottage. It has been renovated to a very high standard, so is ready to use and enjoy from day one. The chateau itself has 9 bedrooms and 7 bathrooms, 2

DESCRIPTIF

This charming, family owned chateau is set in around 24 acres of parkland and consists of:

Ground floor:

Entrance hall – 16m²
Cloak room with staircase and wc – 27m²
Office (or bedroom) – 27m² with ensuite shower room in the tower – 7m²
Living room 1 – 30m²
Living room 2 – 20m²
Staircase in the second tower
Kitchen 1 – 50m²
Kitchen 2 - 32m²
Dining room – 53m²
Laundry with shower and boiler room – 30m²

First floor:

Landing
Bedroom 1 with ensuite shower room- 20m²
Bedroom 2 – 18m²
Bedroom 3 – 21m²
Shower room shared by bedrooms 2 & 3
Bedroom 4 – 11m²
Bedroom 5 – 15m² with ensuite shower room in the tower - 7m²
Bedroom 6 – 11m²
Family shower room
Staircase in the second tower

Second floor:

Suite – 50m² with tower room attached
Bedroom 7 with ensuite shower room – 31m²
Bedroom 8 (or dressing room) with ensuite bathroom – 8m²
Bedroom 9 – 17m²
Staircase in the second tower

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37362AF36>

COMPLETE FILE AND PHOTO ON REQUEST

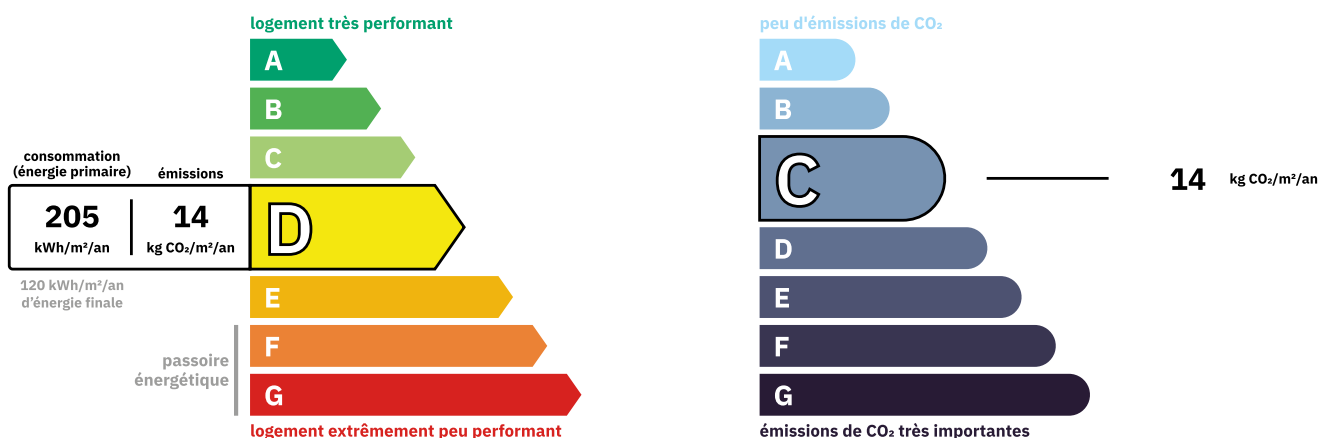


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ENERGIE-DPE

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 7670 € and 10450€ for 2021

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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