



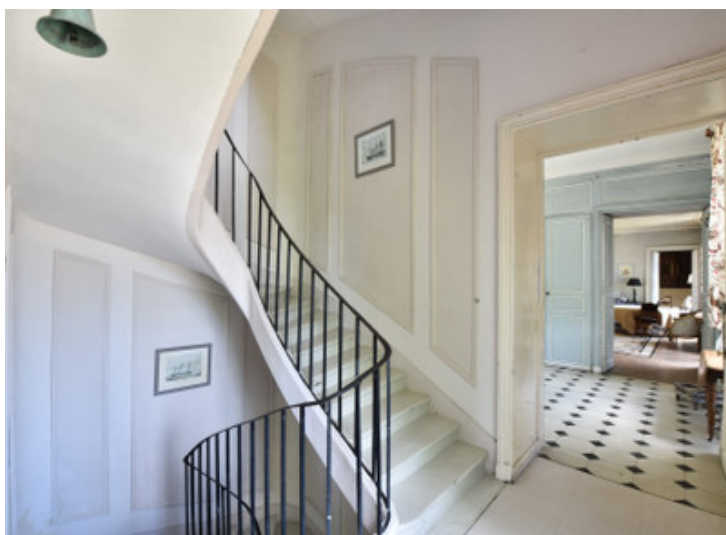
MAGNIFICENT CHÂTEAU XVI<sup>e</sup> SIÈCLE - LE  
COUDRAY-MONTCEAUX, RER D STATION 260M,  
VIEW OVER SEINE, BUILDABLE, CALM



MAGNIFICENT CHÂTEAU  
XVI II SIÈCLE - LE  
COUDRAY-MONTCEAUX,  
RER D STATION 260M,  
VIEW OVER SEINE, BU...



PROPERTY FACT FILE	
REFERENCE	A38187GBR91
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	5
ACCOMMODATION	700 m²
LAND	8361 m²
TOWN	Le Coudray-Montceaux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale
CONDITION	To be renovated, Good condition New Build
FEATURES	Mains Drains, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	





- RER D station 260m - Paris 47 min by train.
- Land 8,361 m<sup>2</sup>. [20% building land]
- Prestigious Panoramic view of the Seine
- Cool microclimate between the Seine & its woods
- Private mooring on the Seine

MAGNIFICENT CHÂTEAU  
XVI<sup>e</sup> SIÈCLE - LE  
COUDRAY-MONTCEAUX,  
RER D STATION 260M,  
VIEW OVER SEINE, BU...

Ref : A38187GBR91

An exceptional opportunity to restore this magnificent château to its former grandeur and create a magnificent family home, or for developers to divide it into several dwellings.

Quiet and unoverlooked, it faces south, on a plot of 8,361 m<sup>2</sup>.

## DESCRIPTIF

It's easy to see why this idyllic spot on the Seine, with its breathtaking panoramic views, gave rise to one of the greatest love stories ever experienced by a French king. The Château du bas-Coudray, built as a residential retreat away from the castle of the lord of COUDRAY, whose main residence was in the grounds of the Golf du Coudray-Montceaux, 1.4 km away.

Welcoming, warm and harmonious, this prestigious château is practical for those who want to live in the countryside while being close to the heart of Paris, just 47 minutes away by RER. Sheltered between the wooded slopes surrounding the Belle Gabrielle staircase and the Seine, it enjoys a cool microclimate during the hot summer months. The slopes and trees provide a peaceful environment just 2.7 km from the A6 motorway.

### THE CHÂTEAU COMPRISES

GARDEN GROUND:- 165.8 m<sup>2</sup> Semi-buried, with large windows facing north and the garden in front of the château.

DEBARRAS - 5.0 m<sup>2</sup> - LIBRARY - 47.2 m<sup>2</sup> - BEDROOM 3 - 9.9 m<sup>2</sup> - BEDROOM 2 - 11.4 m<sup>2</sup> - UTILITY ROOM 2 - 4.1 m<sup>2</sup> - BATHROOM 1 - 6.1 m<sup>2</sup> - BEDROOM 1 - 10.5 m<sup>2</sup> - UTILITY ROOM 1 - 4.1 m<sup>2</sup> - WC 1 - 1.4 m<sup>2</sup> - CLEARING 2 - 13.2 m<sup>2</sup> - ENTRANCE - 7.9 m<sup>2</sup> - CLEARING 1 - 8.9 m<sup>2</sup> - LIVING ROOM - 29.6 m<sup>2</sup> - UTILITY ROOM - 4.1 m<sup>2</sup> - STORAGE ROOM - 2.4 m<sup>2</sup>

1st FLOOR [Noble] :- 182.3 m<sup>2</sup> Featuring high ceilings and panelled rooms. Double-glazed windows with internal wooden shutters.

LANDING :- 4.9 m<sup>2</sup> - LOUNGE 1 :- 54.4 m<sup>2</sup> - DINING ROOM :- 50.5 m<sup>2</sup> - ENTRANCE :- 21.4 m<sup>2</sup> - W.C. 2 :- 1.5 m<sup>2</sup> -

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38187GBR91>

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](mailto:prestige@leggett.fr)

MAGNIFICENT CHÂTEAU  
XVI<sup>e</sup> SIÈCLE - LE  
COUDRAY-MONTCEAUX, RE  
D STATION 260M, VIEW OVER  
SEINE, BU...

Ref : A38187GBR91

ENERGIE-DPE

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

DPE not required.

## 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 : A38187GBR91  
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)