

TURNKEY CHÂTEAU WITH 10 BEDROOMS, BAR, FUNCTION ROOM, POOL, SPA, AND TENNIS COURT.

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PROPERTY FACT FILE

REFERENCE	A40240JES87
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	11
ACCOMMODATION	671 m²
LAND	22678 m²
TOWN	Limoges
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Mains drains
- Gas central heating
- Bar and dungeon
- Electric gates
-

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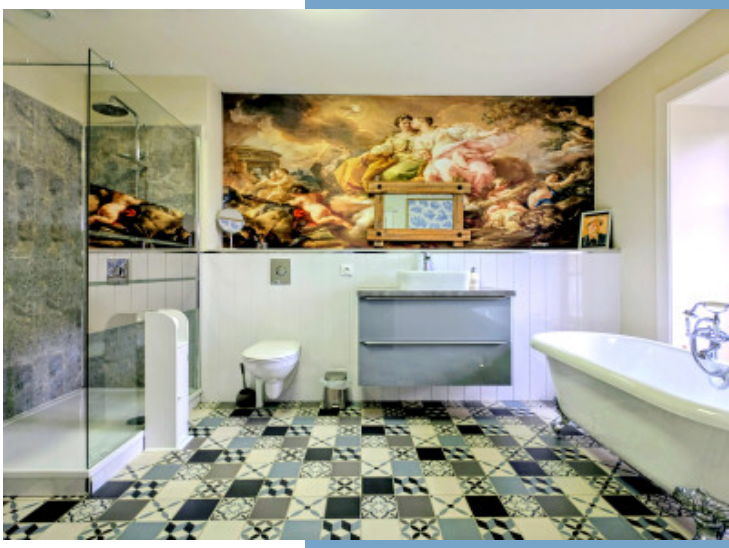
Château dating from 1740, previously a former chambre d'hôtes business, or suitable for use as a magnificent family residence. The property is ideally suited for events, functions, weddings, and group bookings, offering a revenue potential of more than 200,000 euros per year.



DESCRIPTION

This magnificent property was renovated in 2019 and features 10 bedrooms, each uniquely decorated with a historical theme, such as Marie-Antoinette, Louis XIV, or Renoir, adding charm and character to every room.

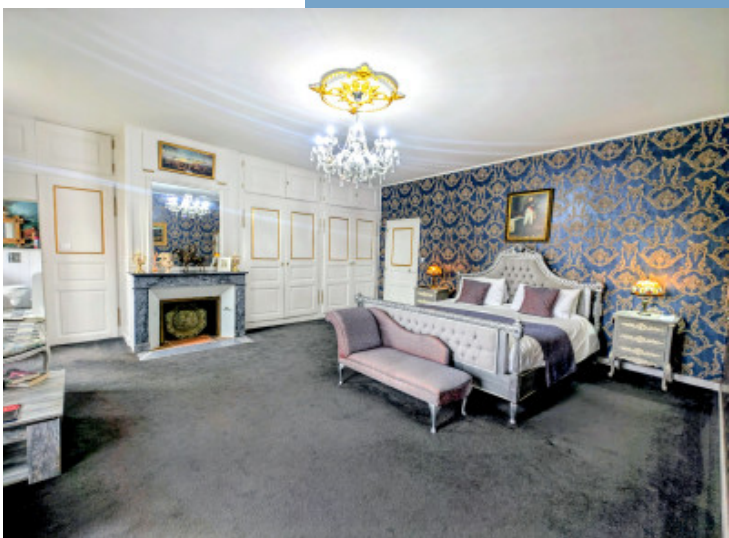
Ground Floor:
An entrance leads to a living room with a fireplace, perfect for entertaining guests. Two spacious dining rooms, a fully equipped kitchen, a bar located in one of the turrets and a bedroom with a shower room. There is also an office with a shower room, a fully equipped kitchen, a laundry room, and a boiler room.



First Floor:
A central landing provides access to four generous bedrooms, three of which have their own shower room, while one benefits from a full bathroom, ensuring privacy and comfort for all occupants.

Second Floor:
Five additional bedrooms, including a suite with a shower room and dressing room, one bedroom with a bathroom, and three bedrooms with shower rooms, all offering high-end comfort and elegant living spaces.

Attic:
A 75 m² convertible attic provides additional potential to create new bedrooms or living spaces according to your needs.



Outbuildings and Outdoor Amenities:
An outbuilding features a meeting room with a mezzanine and shower room with WC, as well as a convertible attic above, ideal for hosting guests or developing a professional activity.
A wooden cabin equipped with a sauna and jacuzzi offers a dedicated space for relaxation and wellness.
The estate also includes a swimming pool, a tennis court, and a garage with ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40240JES87

COMPLETE FILE AND PHOTO ON REQUEST

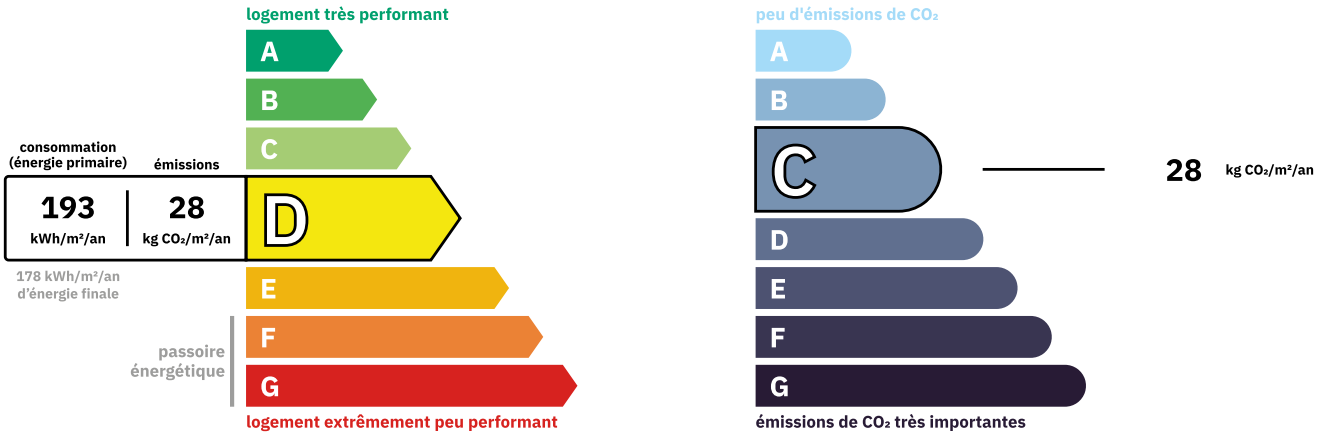
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6429 € and 8699€ for 2021

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

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