LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



OFFER ACCEPTED
STUNNING HISTORIC 19TH CENTURY CHATEAU AND ESTATE BUILDINGS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40883MBS87
PRICE	€ 1,325,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 250 000 EUR hors honoraires)
BEDROOM	17
BATHROOM	6
ACCOMMODATION	770 m²
LAND	111578 m²
TOWN	Nexon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Hotel, Equestrian
CONDITION	Habitable
FEATURES	Private drainage, Private parking, Barns - outbuildings

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





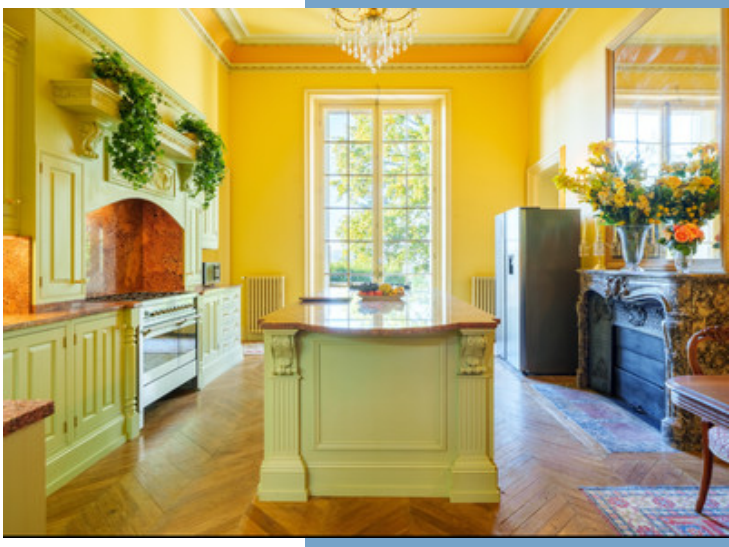
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- 19C Estate with documented local History
- Elegant architecture and Setting
- Documented and Culturally Significant Locally
- Excellent Restoration Potential
- Prime Location in the Haute-Vienne Countryside

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Steeped in centuries of history, this distinguished Limousin estate with Chateau offers a rare blend of authenticity, elegance, and potential. It was built in 1895 but it's origins trace back to the 15th century, with a rich heritage linked to the notable Gay family of Nexon.
The architecture reflects classical balance and refined stonework, set



DESCRIPTION

Built in 1895, this elegant château embodies late 19th-century grandeur, constructed in granite with marble fireplaces gracing almost every room, including the former servants' quarters.

The ground floor features a grand entrance hall leading to a succession of spacious reception rooms: petit salon (25m2), grand salon (56m2), bureau (23m2), billiard room (48m2), dining room(48m2), kitchen (29m2) with granite worktops leading onto south facing terrace (56m2), back kitchen(19m2), and guest w.c. On the first floor are six bedrooms (23m2, 24m2, 48m2, 30m2, 29m2, 25m2) four of which are fully renovated, along with four bathrooms and a utility kitchen. The second floor offers nine further bedrooms awaiting renovation, while the third floor, once the servants' domain, includes ten rooms and access to the vast attic — a striking space revealing the craftsmanship of the original roof structure.



The basement, accessible from outside as well as inside, retains the château's original kitchen room, storage caves, additional rooms, toilets and a Chapel area with vaulted brick ceilings and tiled floors.

Across the courtyard, the stables include a three-bedroom apartment and two studio flats, plus additional apartments to restore, original stable areas, loft space, and a walled secret garden.

The charming gatehouse is fully habitable, offering three bedrooms, a kitchen, bathroom, lounge/dining area, south-facing terrace, and garage — ideal for guests or caretakers.

This ma...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40883MBS87

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

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.

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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 :A40883MBS87

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