



STUNNING HISTORIC 19TH CENTURY CHATEAU AND ESTATE BUILDINGS



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 m ²
LAND	111578 m ²
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



- 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 its 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.

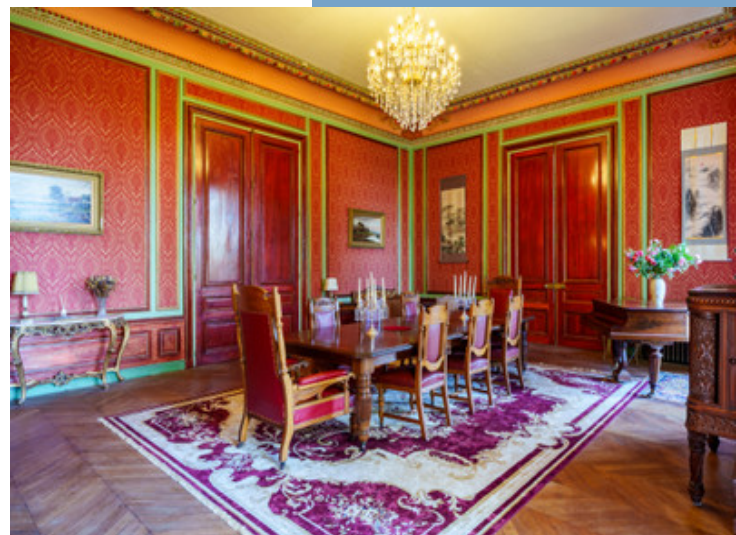
Across the courtyard, the stables include a three-bedroom apartment and two studio flats, plus additional apartments to restore, original stable areas, loft space, and a walled secret garden.

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...

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ENERGIE-DPE

DPE not required.

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CONTACT

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