LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT TURNKEY CHATEAU, WITH POOL, PARKLAND AND EXCEPTIONAL LUXURY LIVING

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

MAGNIFICENT TURNKEY CHATEAU, WITH POOL, PARKLAND AND EXCEPTIONAL LUXURY LIVING...





PROPERTY FACT FILE

REFERENCE	A45647DNP86
PRICE	€ 1,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	8
ACCOMMODATION	600 m²
LAND	37470 m²
TOWN	Vaux-sur-Vienne
DEPARTMENT	
LOCATION	
TYPE	Maison familiale
CONDITION	Habitable
FEATURES	Swimming Pool, Mains drainage, Private drainage

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- beautiful architecture
- heated outdoor pool
- beautifully renovated
- big garden and grounds with 3,7 hectares
- business potential

MAGNIFICENT TURNKEY CHATEAU, WITH POOL, PARKLAND AND EXCEPTIONAL LUXURY LIVING...

Ref : A45647DNP86

Commanding magnificent views across the surrounding countryside, this exceptional 18th-century château has been beautifully renovated to create a luxurious family home while offering outstanding hospitality and business potential.



DESCRIPTION

Ground Floor

* Entrance Hall: 15m²
* Dining Room with fireplace and access to covered terrace: 36.4m²
* Drawing Room with marble fireplace and bow window: 51.6m²
* Fully fitted Kitchen with fireplace and exposed beams: 29.5m²
* Back Kitchen / Pantry: 7.1m²
* Laundry Room: 11.3m²
* Corridor with service staircase: 16.4m²
* WC: 2.7m²



First Floor

* Landing and Hallways: 26.2m²
* Principal Bedroom: 29.1m²
  * En-suite Bathroom with bath, Italian shower & WC: 11.3m²
  * Balcony overlooking the park
* Bedroom 2: 25.9m²
  * Marble fireplace
* Bedroom 3: 24m²
* Bedroom 4: 23.1m²
* Bedroom 5: 21.3m²
  * Shower Room: 2.4m²
* Family Bathroom with WC: 8.3m²
* Bedroom 6: 16.5m²
* Additional Bathroom with WC: 3.7m²



Second Floor

* Landing and Hallways: 21.5m²
* Bedroom 7: 24m²
* Bedroom 8: 17.8m²
* Bedroom 9 / Office: 14.5m²
* Shower Room with WC: 5.1m²
* Convertible Attic: 49m²

Additional Accommodation

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45647DNP86

COMPLETE FILE AND PHOTO ON REQUEST

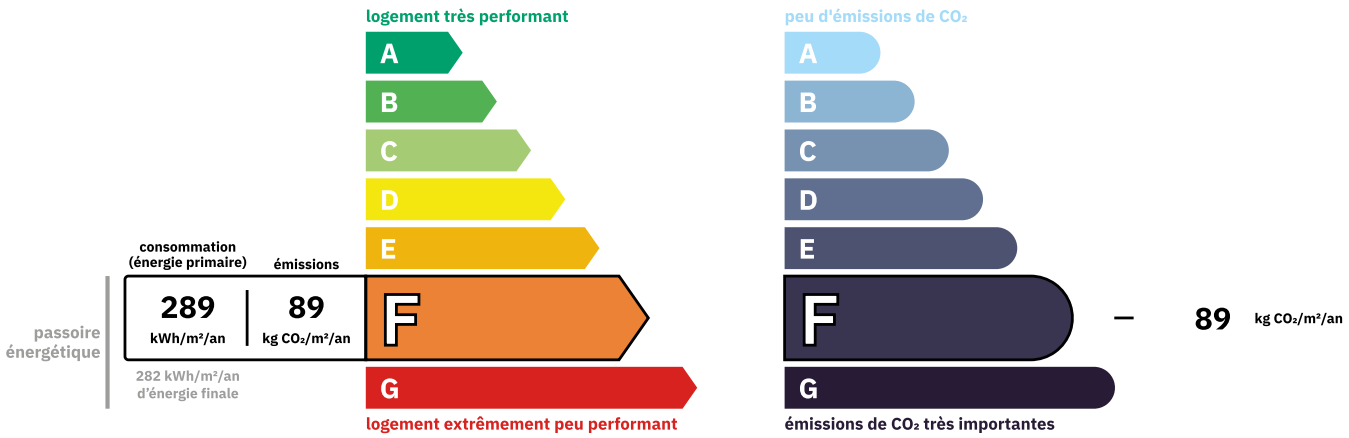
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT TURNKEY CHATEAU, WITH POOL, PARKLAND AND EXCEPTIONAL LUXURY LIVING...

Ref : A45647DNP86

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

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 12050 € and 21770€ for 2023

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

Réf :A45647DNP86

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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