LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

MAGNIFICENT 19TH-CENTURY CHÂTEAU TO RESTORE, 18TH-CENTURY MANOR, CELLARS, OUTBUILDINGS, STABLES, PARKLAND.

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PROPERTY FACT FILE

REFERENCE	A45946CGL16
PRICE	€ 1,170,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 103 774 EUR hors honoraires)
BEDROOM	19
BATHROOM	7
ACCOMMODATION	1047 m²
LAND	86634 m²
TOWN	Oradour
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison familiale, Manoir, Maison de Maitre
CONDITION	To be renovated, Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

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

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- A Property of Remarkably Preserved Authenticity
- Ideal for seminars, weddings and cultural events
- Excellent potential for an equestrian project
- Extensive outbuildings with strong potential
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An Exceptional Historic Estate Awaiting Revival.

Nestled in the heart of a magnificent park with century-old trees, this remarkable estate combines a late 18th-century manor house with a stunning 19th-century château built shortly after the Second Empire by

DESCRIPTION

A Distinguished French Estate of Rare Heritage and Exceptional Potential

Set within almost 9 hectares (22 acres) of magnificent private parkland, much of it enclosed by historic stone walls, this outstanding family estate presents a rare opportunity to acquire a significant piece of French architectural heritage. The property comprises an elegant 19th-century château, an authentic 18th-century manor house, extensive former wine and Cognac buildings, and a collection of historic outbuildings.

Constructed around 1875, the château is a remarkable example of French historic architecture. Its striking façade, combining limestone, brick and slate, reflects a sophisticated blend of Renaissance inspiration and classical refinement. Mullioned windows, richly carved stonework and numerous ornamental chimneys contribute to its distinguished character.

Extending to more than 650 m² (7,000 sq ft) across three principal floors, the château remains remarkably untouched, preserving the atmosphere and grandeur of a bygone age. A spectacular entrance hall leads to a suite of elegant reception rooms, grand salons, a billiard room and formal dining room, all distinguished by generous proportions and impressive ceiling heights. Original parquet floors, finely crafted wood panelling, period fireplaces and decorative features have survived in exceptional condition. The château offers 12 bedrooms, 5 bathrooms, extensive service areas and convertible attic space, providing an extraordinary c...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45946CGL16

COMPLETE FILE AND PHOTO ON REQUEST

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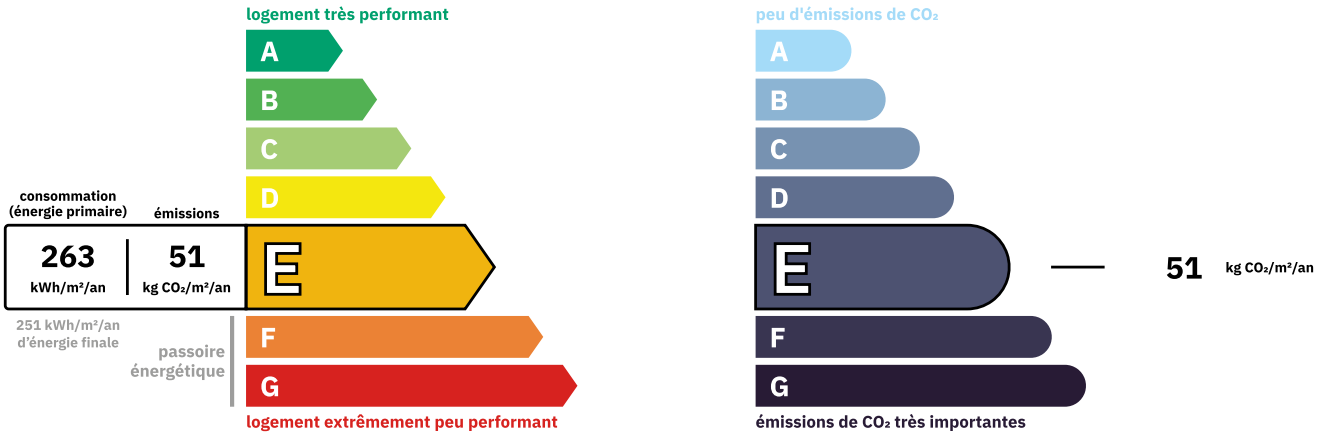
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 9560 € and 12990€ 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

Réf :A45946CGL16
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