

Splendid Early 19th Century Chateau ideally situated in 28 Ha of grounds in the South West. Delightful decor.



INFORMATION

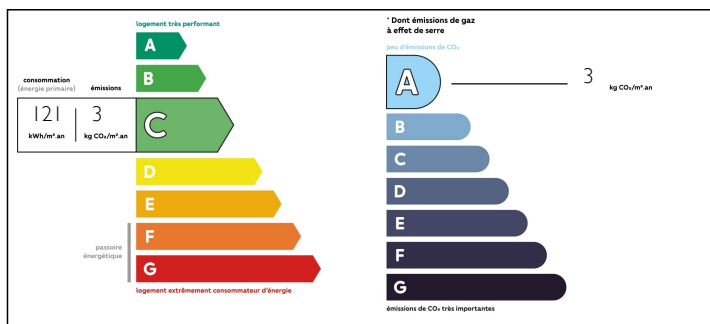
Town:	Saint-Mont
Department:	Gers
Bed:	11
Bath:	11
Floor:	1200 m2
Plot Size:	287820 m2



IN BRIEF

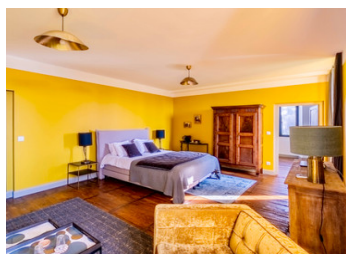
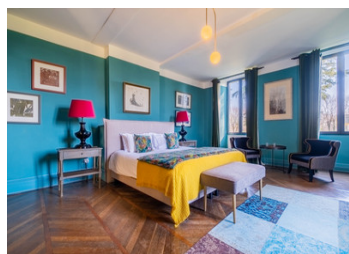
This beautifully restored 1200m2 chateau in the South West of France with 28 hectare of parkland is ideally situated in the wine regions of Madiran and Saint Mont. This eleven bedroom private residence has been tastefully restored to an extremely high standard by the current owners, who have created a perfect fusion between traditional and modern. Steeped in history, this wonderful chateau was built in 1830, it's sweeping tree lined driveway leads to the handsome front doors and welcoming entrance hall. Recent and extensive restoration work has been carried out enhancing the historical features of the property. Each area has been repurposed to enable business opportunity if required. A large independent annexe with a contemporary finish provides a flexible space for you. A heated swimming pool with decked area with palm planting affords a great position for you to relax and enjoy the stunning views of the forest, vines and countryside.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

The chateau briefly comprises, over 2 floors :

eleven bedrooms
eleven bathrooms
and reception rooms
kitchen, utility, additional storage space
all rooms fitted with double glazing.

The annexe comprises of:

Pool room with double doors to patio and swimming pool.

Large partitioned area, with mezzanine, and catering style kitchen.

Views to the parkland.

Sweeping driveway, enhanced with mature trees, leading to the entrance to the house and the annexe, ample additional parking available accessed by electric gate.

The 14x4m heated, chlorine pool has an electric cover and summer cover with an adjacent covered terrace perfect for aperos.

Chateau 1194.54m²

Ground floor 363.57m²

Boiler room 40m²

Kitchen 52m²

Back kitchen 9m²

Living room 132m²

storage room 13m²

access ch1 and ch2 3m²

Bedroom 1 36.37m² (bathroom 6m²)

Bedroom 2 32.88 (bathroom 8m²)

Hall 30m²

corridor 15m²

Library 34m²

Bedroom 3 58m³ (bathroom 8m²)

Floor 1 266.76m²

storage room 13m²

Bedroom 4 55.89m² (shower 3, 6 bath 5m²)