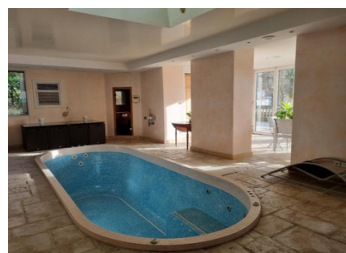


Superbe château historique, des caractéristiques exceptionnelles. Une maison de gardien et trois appartements.



INFORMATION

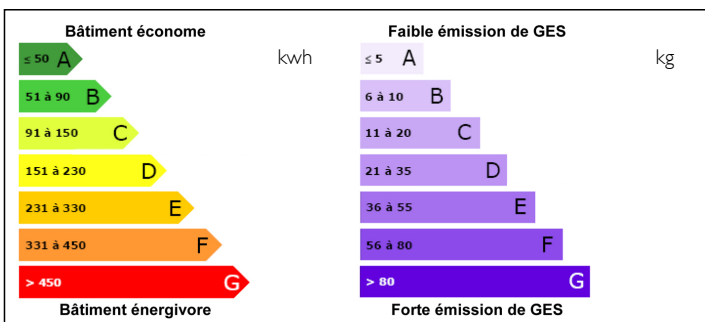
Town:	Châtel-Guyon
Department:	Puy-de-Dôme
Bed:	12
Bath:	9
Floor:	1030 m2
Plot Size:	4161 m2



IN BRIEF

Welcome to this splendid historic chateau, set in a park of 4161 m², it includes a caretaker's house and apartments. Built between 1913 and 1917, it features a classic design with a striking tower. Inside, intricate woodwork, elegant moldings, and Art Nouveau stained glass create a captivating atmosphere. The ground floor offers a grand reception hall, dining room, kitchen, and luminous living room. Below, a luxurious spa area awaits. The first floor boasts a lavish master suite and three bedrooms, while the second floor offers five bedrooms and an attic. Completing the property is a charming caretaker's house and an apartment building generating €1320 monthly income. Recent renovations ensure modern comfort. Located in the charming town of Chatelguyon, celebrated for its thermal springs and verdant landscapes. Here, all your needs are met, with the vibrant city of Clermont-Ferrand just 21km away, complete with a train station and airport.

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

Welcome to this magnificent historic chateau, a registered ISMH gem. Set amidst a park of 4161 m2, it boasts a caretaker's house and an apartment building.

Built between 1913 and 1917, this classic masterpiece features a striking tower adorned with a lantern dome and polygonal turrets. Inside, the interior exudes elegance, with intricate woodwork, ceiling moldings, and captivating Art Nouveau stained glass.

The ground floor offers a grand reception hall, a cozy dining room with a fireplace, a fully equipped kitchen, a luminous living room opening onto a terrace, and a convenient WC.

On the lower ground floor, indulge in the luxurious spa area complete with a pool, cinema room, summer kitchen, cellar, laundry room, and boiler room.

The first floor houses a lavish master suite, three bedrooms with balconies, a bathroom, and a dressing room.

Ascending to the second floor, discover five additional bedrooms, a WC, a bathroom, and an attic space.

Completing this exceptional estate is a charming caretaker's house featuring a living room, kitchen, four bedrooms, a shower room, and a bathroom.

Additionally, the property includes an apartment building with three units, generating €1320 in monthly income.

Benefiting from recent renovations, gas central heating, and mains drainage connection, this chateau offers a perfect blend of historic charm and modern comfort.