

Stunning Chateau with 2 gites, barns, function room, swimming pools set in fenced grounds of 165 acres.

EXCLUSIVE



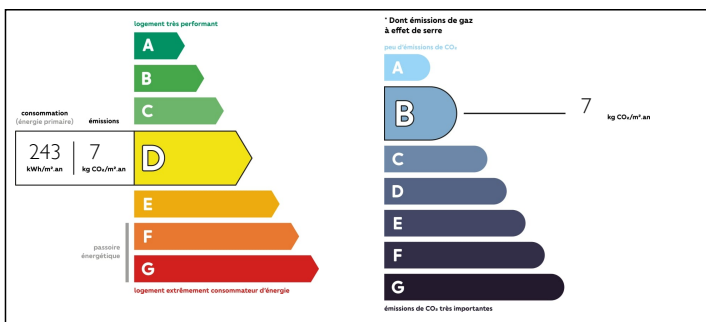
INFORMATION

Town:	Montignac
Department:	Dordogne
Bed:	9
Bath:	8
Floor:	563 m2
Plot Size:	674550 m2

IN BRIEF

This unique and newly renovated property is set in the middle of very private and completely fenced grounds. It would make a wonderful family retreat and also offers great potential for anyone wanting to develop a business with the two gites and 6 ensuite bedrooms in the chateau, as well as a purpose built function room. The domain comprises a mix of meadow and woodland with a lake, a mature walnut grove yielding a healthy crop, truffle oak trees, a small white grape vineyard and is suitable for horses. A full video tour is available on request.

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.



LOCAL TAXES

Taxe foncière: **6493 EUR**

NOTES

DESCRIPTION

CHATEAU - 458m²

Stone steps up to main front door.

Entrance hall 15m².

Salon 50m² with French windows to terrace, fireplace with woodburner.

Dining room 23.3m² with French windows to terrace, fireplace with woodburner. Corridor with access to WC with wash hand basin.

Kitchen/family room 51m², fully fitted kitchen with electric AGA. Fireplace with woodburner. Doors out to covered terrace ideal for summer entertaining with lovely view over the grounds and lake. Second covered area equipped with a pizza oven and preparation area. Door to the Study 19m².

Door to rear kitchen, prep area. From the rear kitchen is access to a wc, and corridor leading to a large cellar, food storage area, stairs up to two large storage rooms (total about 71m²) one equipped with water and laundry facilities.

Ground floor bedroom suite 85m² total comprising hallway, dressing room, bedroom (doors to terrace) sitting room, bathroom comprising bath, shower, double basins and wc. Stairs down to jacuzzi room. Stone spiral staircase leading to first floor landing. Access to five newly renovated ensuite bedrooms with stylish high quality bathrooms. Walk in laundry cupboard.

Stone staircase continues to attic over the whole bedroom area.

GITE 1 - 47m²

The former chapel has been renovated as a one bedroom gite comprising kitchen, bathroom and sitting room on the ground floor and staircase to bedroom. Small private terrace area.

GITE 2 - 58m²

A spacious newly renovated guest cottage with open plan living/kitchen with log burner in the fireplace, bathroom and...