LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18731RBR61 Price: 804 250 EUR

agency fees to be paid by the seller

A classic 19th-century château, currently a family residence, offering multiple revenue possibilities.

EXCLUSIVE







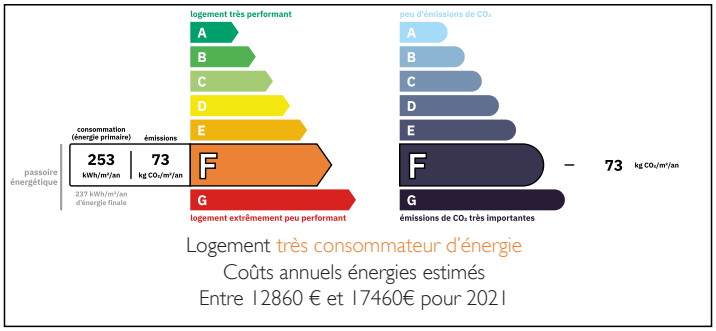








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 12860 € et 17460€ pour 2021

INFORMATION

Town:	Saint-Pierre-du-Regard
Department:	Orne
Bed:	9
Bath:	7
Floor:	420 m2
Plot Size:	124005 m2

IN BRIEF

LEGGETT Immobilier is delighted to present this exceptional château, a superb comfortable family home, offering enormous potential, including the possibility to create two independent apartments.

The property is approached via an impressive double-sided external staircase, leading to a grand entrance hall with a sweeping internal staircase — a truly stunning feature and perfect for wedding photography.

The entire ground floor is devoted to reception and entertaining spaces, comprising two elegant reception rooms, a formal dining room, an entertainment room, and a spacious kitchen.

To the rear of the château is a charming walled garden with terrace and hot tub. The grounds also include a tennis court area, previously used to host a large marquee for a spectacular family wedding.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

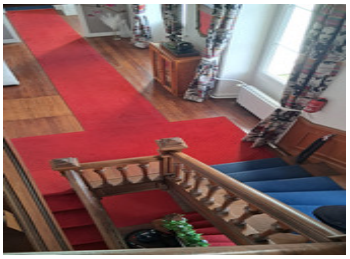
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LOCAL TAXES

Taxe foncière:	**2500 EUR**

NOTES

DESCRIPTION

A grand Manor built in stone and covered in slate.
Ground floor: entrance with staircase, kitchen, 2 lounges, dining room, bedroom, wc, patio overlooking the park.
1st floor: hallway leading to 6 bedrooms, bathroom and WC
2nd floor: corridor leading to 3 bedrooms with bathrooms, 2 large attics, shower room, WC.
Basement: cellars, workshops, boiler room, garage, laundry room, kitchen
Good sized function room next to the rear lawn could be ideal for functions, currently used as a gym.
A large lake to the front of the manor house.
Pond feature in front of the chateau.
Parking for many vehicles
Land.

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

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