LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24257JHC19 Price: 1 398 000 EUR

agency fees to be paid by the seller

Lovely Château situated privately in 12 hectares of woodland & meadows with a lake, orchard and guesthouse















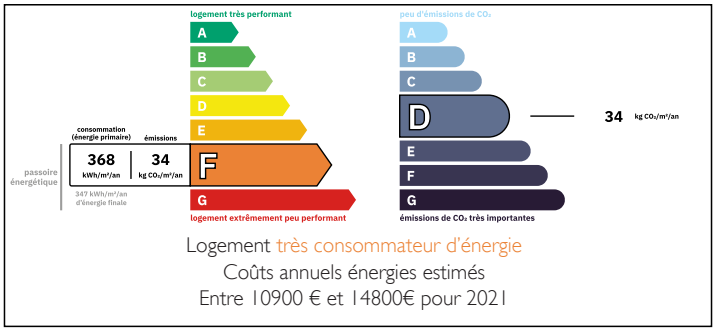
INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	14
Bath:	12
Floor:	511 m2
Plot Size:	123819 m2

IN BRIEF

The château is a property consisting of a manor house with:
Ground floor, a hall, library (38M2), music room (37M2), study, bedroom (14,4M2) with en suite shower room, a dining room (40M2), kitchen (37,5), scullery, laundry room and toilet.
First floor: landing and 7 en suite bedrooms.
Rooms average 20M2, not counting the ensuites.
2nd floor: 6 bedrooms, bathroom, attic.
Cellar with boiler room.
Pond and gîte nearby.
Outbuilding for storage and 12 ha of surrounding land (fields, orchard and woodland) and a lake close to the Château.
3 separate gîtes: one=6 pers., one os 4 pers., one is 2 pers.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 10900 € et 14800€ pour 2021

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

Ref: A24257JHC19 Price: 1 398 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**5251 EUR**

NOTES

DESCRIPTION

This wonderful and romantic Château is situated in the middle of 12 hectares of woodland and pastures. The entrance is everything one would expect: a monumental gate and a drive up to a covered area to unpack and get out of your 'carriage'.
The park around has got the old trees and meadows to wander around in.
The orchard is a little bit further away and has got a view over the lake on the other side of the castle.
The woodlands around make the property very private.
Inside the castle you will find a large part of the floor in pisé: the traditional (and sustainable!) stones for creating a long lasting floor. You will find this in the hall, the dining room and the kitchen, all to the left of the entrance.

The rest of the floors are made of wooden floorboards. To the right of the entrance you will find the library (with french doors), the music room and the office in the tower. But also a downstairs bedroom with ensuite, the utility room (ironing, washing, storage of bedlinen) a second utility with professional dishwashers and storage, the servants staircase and the toilets for the guests.
There are seven generous bedrooms on the first floor of which six have ensuite bathrooms and one with a bathroom on the corridor. There even is a family bathroom.
The second floor can also be used but will need an update: some painting and minor improvements. This floor is used to house more guests...