LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35303SAG33 Price: 1 150 000 EUR

agency fees to be paid by the seller

Fabulous château undergoing restoration with 12 acres, superb views, caretaker's cottage and outbuildings







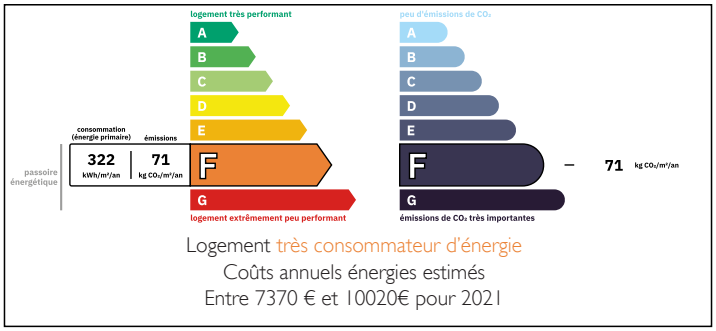








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7370 € et 10020€ pour 2021

INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	5
Floor:	584 m2
Plot Size:	52622 m2

IN BRIEF

Majestically perched above the rolling countryside, this château is undergoing a meticulous restoration, seamlessly blending modern updates with its historic charm. New joinery, exposed stone walls, and updated plumbing and electrics enhance its timeless appeal, while breathtaking, uninterrupted views stretch across the landscape.

Inside are several elegant reception rooms and a vast kitchen-dining area with a beautiful staircase leads to five spacious, light-filled bedrooms with breathtaking views —plus the potential to add at least two more— complemented by several bathrooms. Another staircase ascends to a vast attic space, offering exciting potential for conversion into an additional lounge or more bedrooms.

This château presents an exceptional opportunity. Just five minutes from the vibrant town of Sainte-Foy-la-Grande, its striking setting and versatile

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.

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LOCAL TAXES

Taxe foncière: **1315 EUR**

NOTES

DESCRIPTION

Nestled within a lush, private park, the property is adorned with century-old trees, including a magnificent cedar, ensuring serenity and seclusion. Rolling meadows and dense woodlands frame the estate, while a natural spring-fed pond and a well add to its authentic charm. Expansive grounds offer stunning panoramas, with a sun terrace on one side and covered terraces on the other, creating an idyllic setting. An open barn further enhances the estate's versatility, making it a perfect venue for weddings or grand gatherings. The presence of towering, ancient trees lends an air of grandeur and tranquility, completing this extraordinary retreat.

Cottage:
Lounge/Kitchen/Dining room - 6,3m x 5,4
Bedroom 1 - 5,5m x 4m
Bedroom 2 - 2,8m x 2,8m
Bathroom - 2,1m x 2,6m

Barn - 16m x 7,4m
Open Barn - 16m x 4m
Covered Terrace/Wedding reception terrace - 16,7m x 5,5m

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