LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39168SSI16 Price: 1 054 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (995 000 EUR without fees)

Magnificent 15th century château - 7 beds, 6 baths, triple garage, barn, horse boxes, 4+ hectares of land















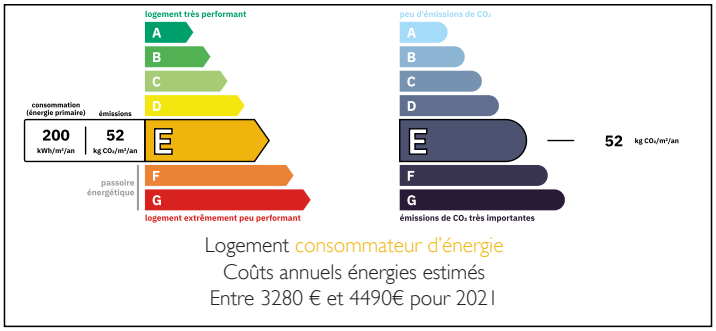
INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	7
Bath:	6
Floor:	436 m2
Plot Size:	43865 m2

IN BRIEF

We are delighted to bring this magnificent 15th century château to market. In good condition and fully restored this exceptional property is ready to enjoy. You will find all of the historic character and charm you would expect, but with modern upgrades to enhance the living experience. Set in over 4 hectares (roughly 11 acres) of land, including mature trees and a small lake, this property has plenty to offer as either a family home, or as a destination venue. The principal building offers 4 large bedrooms, all with en-suite facilities, a fitted and fully equipped kitchen, enormous reception rooms, plus office space, cellar and large attic. The detached cottage provides 3 further double bedrooms and is itself very well presented. There are facilities for horses, plus a triple garage, barn and other outbuildings. This is a truly impressive package and hard to beat.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3280 € et 4490€ 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39168SSI16 Price: 1 054 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (995 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1542 EUR**

NOTES

DESCRIPTION

Enter through the remote controlled gates, where you are greeted by the imposing front of the property. Through the front door into the large entrance hallway (15m wide x 3m deep), which connects all the rooms on the ground floor, you get first sight of the impressive spiral staircase. At one end of the hallway is the lounge, measuring 8m x 4m. The larger reception room is 9.9m x 4.86m and can be accessed either directly from the hallway, the lounge or the kitchen. The kitchen is 6.4 m x 4m with a substantial fireplace. The sun-room delivers 8m x 3.5m of space with views on three sides. There is a separate toilet on this floor, plus access down into the cellar. Up to the first floor, there are 4 large bedrooms, (all similar in size of around 5.9m x 4m each), all with excellent views over the rear of the property. One has a bathroom en-suite, the others have showers. Up the spiral staircase again to find the office and access into the enormous attic. With several windows in place, the attic offers potential to be converted into additional living space. The separate cottage is perfect for either paying guests, or to have friends and family to stay. With a fitted kitchen/ diner, large lounge, 3 double bedrooms, a bathroom and shower room the cottage offers very comfortable accommodation. Outside on the grounds there is a triple garage supplied with electricity, a barn, another outbuilding and boxes for 2-3 horses. The land is a mix of open paddock, mature trees and a small lake of around 2,000 square metres.

Additional information:

Modern heating system installed in 2020. This delivers underfloor heating in the main building and to the cottage. This is fuelled by wood pellets. The cottage also has a separate heating system if required.

Single glazed windows and wooden shutters in the château, double glazing in the cottage. Roof on both buildings appears to be in good condition. Overall condition of the property is good and ready to move...