

Turnkey château with 10 bedrooms, bar, function room, pool, spa, and tennis court.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Limoges              |
| Department: | Haute-Vienne         |
| Bed:        | 10                   |
| Bath:       | 11                   |
| Floor:      | 671 m <sup>2</sup>   |
| Plot Size:  | 22678 m <sup>2</sup> |

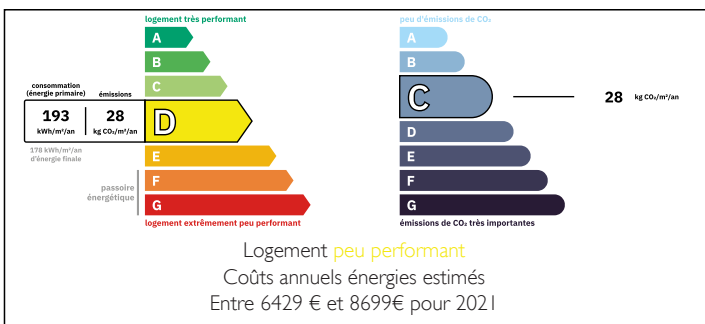


## IN BRIEF

Château dating from 1740. Sold fully furnished and equipped, perfect for continuing the former chambre d'hôtes business or for use as a magnificent family residence. The property is ideally suited for events, functions, weddings, and group bookings, offering a revenue potential of more than 200,000 euros per year.

Conveniently located just 7 km from the motorway and 25 km from Limoges Airport, it benefits from an excellent location. Within 2.2 hectares of well-maintained, enclosed gardens, the estate also features an in-ground swimming pool, a tennis court, a spa, a Japanese garden, a bandstand, a garage, and an orangerie converted into a function room.

## 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.



## DESCRIPTION

This magnificent property was renovated in 2019 and features 10 bedrooms, each uniquely decorated with a historical theme, such as Marie-Antoinette, Louis XIV, or Renoir, adding charm and character to every room.

### Ground Floor:

An entrance leads to a living room with a fireplace, perfect for entertaining guests. Two spacious dining rooms, a fully equipped kitchen, a bar located in one of the turrets and a bedroom with a shower room. There is also an office with a shower room, a fully equipped kitchen, a laundry room, and a boiler room.

### First Floor:

A central landing provides access to four generous bedrooms, three of which have their own shower room, while one benefits from a full bathroom, ensuring privacy and comfort for all occupants.

### Second Floor:

Five additional bedrooms, including a suite with a shower room and dressing room, one bedroom with a bathroom, and three bedrooms with shower rooms, all offering high-end comfort and elegant living spaces.

### Attic:

A 75 m<sup>2</sup> convertible attic provides additional potential to create new bedrooms or living spaces according to your needs.

### Outbuildings and Outdoor Amenities:

An outbuilding features a meeting room with a mezzanine and shower room with WC, as well as a convertible attic above, ideal for hosting guests or developing a professional activity.

A wooden cabin equipped with a sauna and jacuzzi offers a dedicated space for relaxation and wellness. The estate also includes a swimming pool, a tennis court, and a garage with a cellar below.

Carefully maintained gardens and expansive outdoor

## LOCAL TAXES

Taxe foncière: **5037 EUR**

## NOTES