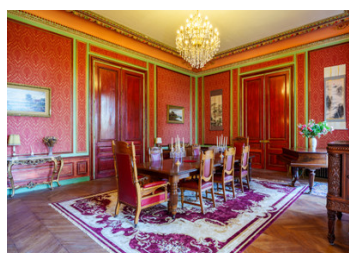
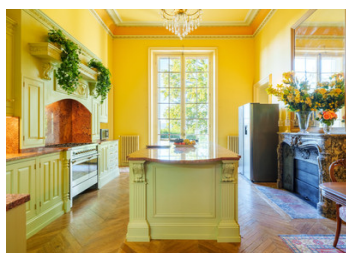
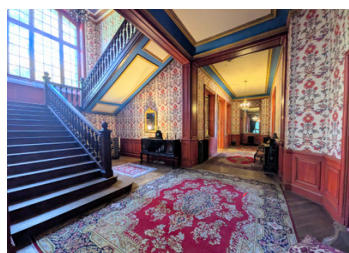


Stunning Historic 19th Century Chateau and Estate Buildings

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Nexon
Department:	Haute-Vienne
Bed:	17
Bath:	6
Floor:	770 m2
Plot Size:	111578 m2

IN BRIEF

Steeped in centuries of history, this distinguished Limousin estate with Chateau offers a rare blend of authenticity, elegance, and potential. It was built in 1895 but its origins trace back to the 15th century, with a rich heritage linked to the notable Gay family of Nexon.

The architecture reflects classical balance and refined stonework, set within peaceful countryside and mature parkland. Beautifully preserved structures, the Chateau is already renovated to a high standard on 2 floors. The estate includes an historic gatehouse, and stables with apartments and potential that invites restoration or transformation into luxurious homes, boutique retreats, or cultural residence. The property's fully documented lineage enhances its cultural and patrimonial value, while its proximity to Nexon and Limoges ensures easy access to amenities and transport. A rare opportunity to acquire a timeless piece of French history, offering...

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.



NOTES

DESCRIPTION

Built in 1895, this elegant château embodies late 19th-century grandeur, constructed in granite with marble fireplaces gracing almost every room, including the former servants' quarters.

The ground floor features a grand entrance hall leading to a succession of spacious reception rooms: petit salon (25m²), grand salon (56m²), bureau (23m²), billiard room (48m²), dining room (48m²), kitchen (29m²) with granite worktops leading onto south facing terrace (56m²), back kitchen (19m²), and guest w.c. On the first floor are six bedrooms (23m², 24m², 48m², 30m², 29m², 25m²) four of which are fully renovated, along with four bathrooms and a utility kitchen. The second floor offers nine further bedrooms awaiting renovation, while the third floor, once the servants' domain, includes ten rooms and access to the vast attic — a striking space revealing the craftsmanship of the original roof structure.

The basement, accessible from outside as well as inside, retains the château's original kitchen room, storage caves, additional rooms, toilets and a Chapel area with vaulted brick ceilings and tiled floors.

Across the courtyard, the stables include a three-bedroom apartment and two studio flats, plus additional apartments to restore, original stable areas, loft space, and a walled secret garden.

The charming gatehouse is fully habitable, offering three bedrooms, a kitchen, bathroom, lounge/dining area, south-facing terrace, and garage — ideal for guests or caretakers.

This magnificent Chateau offers the ability to move in and live comfortably whilst also offering the potential to develop the rest of the Chateau and historic estate to the...