LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46445WBA24 Price: 1 330 000 EUR

agency fees to be paid by the seller

Unrenovated French Château with Habitable Guest Wing, Outbuildings & Restoration Potential, Dordogne















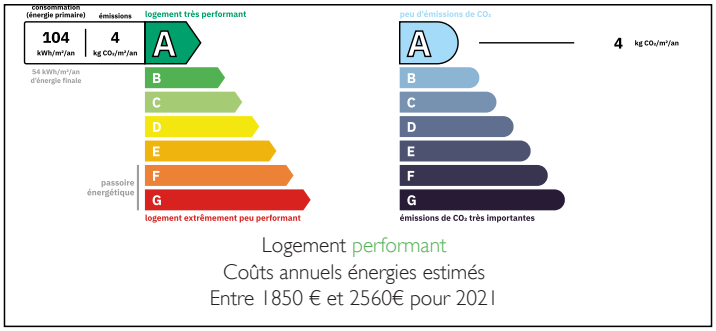
INFORMATION

Town:	Saint-Germain-et-Mons
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	0 m2
Plot Size:	77000 m2

IN BRIEF

Set in the heart of the Dordogne countryside in 24520 Saint-Germain-et-Mons, this authentic French château offers an exceptional opportunity to restore a historic country estate. The main château remains largely unrenovated, retaining a number of original period features that provide an excellent foundation for sympathetic restoration. A beautifully renovated section within one wing of the outbuildings is already completed, allowing owners to live on-site in comfort and style while undertaking renovation works. The remaining outbuildings *1419m2* provide extensive additional accommodation or development potential, subject to the necessary permissions. Whether seeking a private family estate, boutique hospitality project, wedding venue or heritage investment, this rare property combines history, character and significant potential in one of France's most sought-after regions.

ENERGY - DPE



Logement performant

Coûts annuels énergies estimés

Entre 1850 € et 2560€ 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.

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NOTES

DESCRIPTION

Discover an exceptional opportunity to acquire an authentic French château in the beautiful Dordogne, located in Saint-Germain-et-Mons. Rich in history, character and architectural heritage, this remarkable estate presents an increasingly rare chance to restore a genuine château while benefiting from an already habitable section within one of the property's outbuilding wings with 77 000m2 of land and further land available if negotiated.

The principal château remains largely unrenovated and offers an exciting blank canvas for buyers wishing to undertake a sympathetic restoration project. Throughout the building, a number of original period features have survived, reflecting the property's historic character and providing an excellent foundation for preserving its heritage while introducing modern comforts. These authentic architectural details contribute to the property's charm and make it especially appealing to those seeking a true French château renovation.

One of the estate's significant advantages is that part of an adjoining outbuilding wing has already been renovated to provide comfortable, beautiful accommodation. This allows future owners the rare convenience of living on the property in comfort while restoration works are carried out on the château itself, greatly simplifying the management of a long-term renovation project.

The remaining outbuildings offer extensive additional space with enormous potential. Subject to obtaining the appropriate planning permissions and consents, these buildings could be adapted for a variety of future uses, including guest accommodation, holiday rentals, workshops, reception spaces, artist studios, equestrian facilities or further residential accommodation. Their flexibility significantly enhances the long-term possibilities of the estate.

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