

Sumptuous Château in great condition with 8 hectares of land



INFORMATION

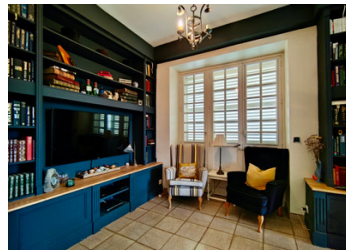
Town:	Chamboret
Department:	Haute-Vienne
Bed:	7
Bath:	6
Floor:	358 m2
Plot Size:	80946 m2

IN BRIEF

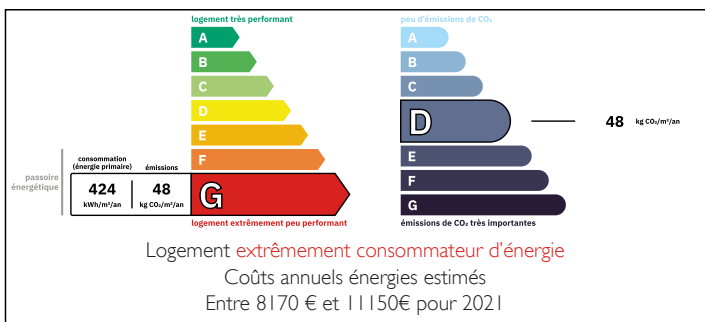
This wonderful Château, in the heart of the Haute-Vienne, is set in private grounds with 8 hectares of land and panoramic views, is looking for a new owner to carry on its legacy. She is in great condition and beautifully decorated throughout.

While she has evolved over time, many of the original features accumulated over the centuries remain. Surrounded by a private driveway and gardens, the Château would work perfectly for a large family or to run a luxury holiday business whilst retaining an owner's accommodation. This could be your "Coup de Coeur"!

Located amid lush countryside 20 minutes from Limoges airport, Michelin Star restaurant "La Chapelle Saint Martin", and the Saint Pardoux lake area.

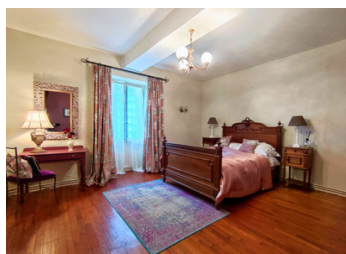


ENERGY - DPE



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

The Château

The entire house has been well maintained and had a sympathetic hand when redecorated to allow you to connect to the original features and walk back in time.

The current owner has undertaken roof repairs, installed a new septic tank system, as well as new electrical wiring and plumbing. She is all dressed up and now ready and waiting for her new guardian.

Whether it is strolling the quiet country lanes or enjoying a bit of exercise in the tennis court this property definitely has something for everyone. For some extra luxury, it would be easy to add a large in-ground pool in the gardens.

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

Ground Level

The central wooden staircase greets you as you set foot into one of the formal entrance foyers and here you should pause and just let the house reach out to you.

Opposite the large country style kitchen (26m) and utility is the formal dining room (29m) with a butler's pantry that currently serves as a bar. Light streams in from the floor to ceiling doors which can open up in summer to take in the panoramic views of the valley.

NOTES

The grand salon (57m) features a fantastic wooden parquet with hardwood inlay and again the large French doors and windows flood the room with light. How many formal occasions have been hosted here with guests spilling out to enjoy festivities under the moonlight in the gardens?

Downstairs takes you to the original kitchen area where the wide fireplace and flagstone floors...