

Stone chateau and barn with views over vineyards, dating back to the 13th century, and bordering lake.



INFORMATION

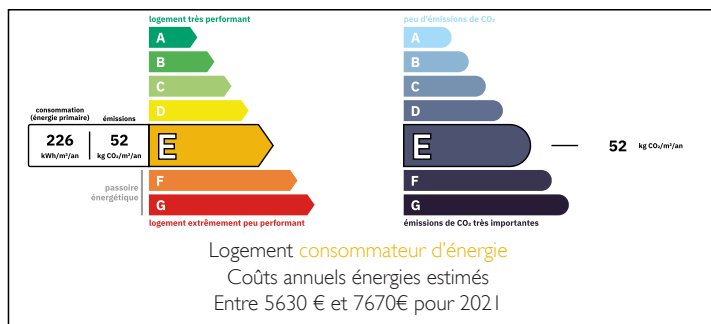
Town:	Saint-Sernin
Department:	Lot-et-Garonne
Bed:	8
Bath:	5
Floor:	338 m2
Plot Size:	42165 m2

IN BRIEF

Historic stone chateau dating from 1300s and 1600s, offering 8 bedrooms 5 bathrooms, swimming pool, large wine chai to restore, pigeonier, land with lake and woodland walks, Ideal as BB or events center..



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The chateau has an entrance hall, a vast bespoke kitchen/breakfast room with AGA, a snug sitting room with fireplace, large chateau style dining room with double sided fireplace, 2nd large sitting room, a very large utility room, a master bedroom with vast en-suite bathroom and dressing rooms, 7 further bedrooms, 4 bathrooms . Old stone wine chai barn to renovate with planning consent for a further 6 bedrooms & bathrooms (the septic tank drainage system and heating system was built with this in mind).

Private swimming pool, gardens, orchard, Mediterranean garden, 1 decked seating area for your apéro, and fields bordering lake with some woodland.

Because of its size, the OLD CHATEAU lends itself to being a great bed and breakfast/boutique hotel, or could divide to offer owners luxurious accommodation plus a gite to rent out or just be a magnificent home offering loads of space for family gatherings.

The surrounding area offers great food, wonderful wines of DURAS, historic castles, colourful markets, festivals in fact hidden France at its best.

Nearest town with shops restaurants schools etc DURAS 2 kms

BERGERAC 30kms, BORDEAUX 100kms and TGV connections at LIBOURNE 40KMS.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>