

Stunning 19th-Century Château, with modern amenities and event hosting facilities set on 15 hectares.



## INFORMATION

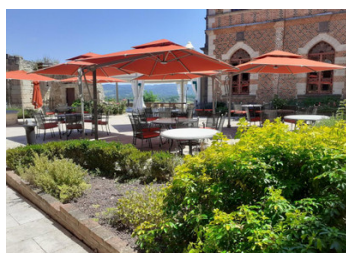
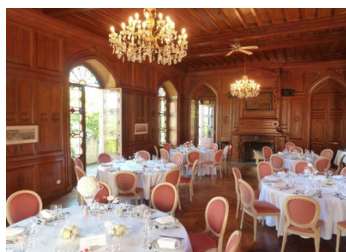
<b>Town:</b>	<b>Saint-Priest-Bramefant</b>
<b>Department:</b>	<b>Puy-de-Dôme</b>
<b>Bed:</b>	<b>22</b>
<b>Bath:</b>	<b>22</b>
<b>Floor:</b>	<b>1575 m2</b>
<b>Plot Size:</b>	<b>153187 m2</b>

## IN BRIEF

Discover this exceptional 19th-century château, built as a hunting lodge for Princess Adélaïde, sister of King Louis-Philippe. Set on 15 hectares of private land, this historic monument combines rich history and modern comfort. The château features elegant oak-paneled reception rooms, stained glass windows, and original fireplaces. With 21 en-suite bedrooms/apartments, it accommodates up to 54 guests. Amenities include a professional kitchen, large terrace with round outdoor pool, heated indoor pool, wellness area with sauna, helipad, and two small lakes.

Located 15 minutes from Vichy, a UNESCO World Heritage site, and close to local amenities.

Currently operating as a hotel and restaurant, the property meets ERP standards and can also be used for events such as weddings and seminars,



## ENERGY - DPE

DPE not required.

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

Superb 19th-Century Château on the Foundations of a 13th-Century Templar Castle.

Discover this exceptional château, built in 1830 as a hunting lodge for Princess Adélaïde, sister of King Louis-Philippe. Erected on the foundations of a 13th-century Templar castle and listed as a historic monument, this château combines rich history with modern comfort.

### Château Features -

**Elegant Reception Rooms:** Magnificent reception rooms with oak paneling, stained glass windows, original fireplaces, parquet floors, and woodwork. The grand hall of 89 m<sup>2</sup> can be extended by a marquee of 82 m<sup>2</sup>, accommodating 130 seated guests.

**Luxurious Accommodation:** 21 bedrooms and apartments with en-suite facilities, accommodating up to 54 guests.

**Professional Kitchen:** Fully equipped professional kitchen to manage large-scale events.

**Leisure Facilities:** Large terrace with a round outdoor pool offering breathtaking views, heated indoor pool, wellness area with sauna, changing rooms, and shower. Helipad and two small lakes.

**Spacious Grounds:** Private 15-hectare estate with French formal gardens, stables, children's playground, golf practice area, and tree-lined private driveway.

### Layout of Spaces -

**Ground Floor:** Entrance hall with access to the inner courtyard, 4 main reception rooms, professional kitchen with delivery access.

**Basement:** Former guardroom transformed into a wellness area with indoor pool, sauna, terrace, and suite accessible for people with reduced mobility.

**1st and 2nd Floors of the Main Château:** 12 bedrooms, including 2 in the tower, and 1 family suite.

**1st and 2nd Floors of the 16th-Century Building:** 2 apartments, one with a private balcony, 1 family suite, and 4 bedrooms.