

Elegant East wing of a 18th Century Château.

EXCLUSIVE

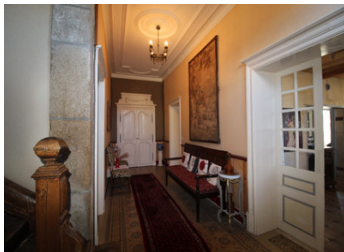


## INFORMATION

Town:	Châteauponsac
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	275 m2
Plot Size:	600 m2

## IN BRIEF

Own a piece of French history with the East Wing of "Le Château," a stunning estate in the heart of Châteauponsac. Built in 1720 during the Rococo period, this 260m<sup>2</sup> wing retains much of its original charm despite modern upgrades. The grand entrance leads to a panelled lounge with original tapestries, a modern kitchen, dining room, and an authentic conservatory. The first floor features a bedroom suite, a guest lounge with a bar, and a library. The second floor offers two bedrooms, including a tower room with panoramic views, and a self-contained apartment. The attic provides additional storage or creative space. Outside, enjoy a walled garden, cobbled courtyard, and a two-story garage with conversion potential. With historical status granted in 2001 and a 9.1-rated bed and breakfast business, this exceptional property blends history, elegance, and opportunity. A rare...



## 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.



## DESCRIPTION

Nestled in the heart of the charming town of Châteauponsac lies an extraordinary opportunity to own the East Wing of "Le Château," a magnificent estate dating back to 1720. Built during the opulent Rococo period, this remarkable property was originally constructed as a grand town-centre hotel, offering elegance and prestige. However, the château's days as a unified estate were short-lived—between 1779 and 1799, during the French Revolution, the property was divided, and today the East Wing stands as a testament to centuries of rich history and architectural grandeur. Over the years, the East Wing has served a variety of roles, including a residence for the town doctor and, more recently, the local Gendarmerie during the 1900s. Despite undergoing several modernization projects, the property has retained many original features, blending historic charm with contemporary comfort.

Spanning approximately 260m<sup>2</sup> of habitable space, the château offers an array of beautifully preserved and thoughtfully updated rooms.

Upon entering through the grand entrance, you are welcomed into a spacious and inviting hallway. To the left lies a stately lounge featuring original panelled walls and intricate tapestries. Once likely used as a smoking room, this space later became a dining room after the property was divided. Adjacent to the lounge is a small office and a new modern entrance. As the château currently operates as a bed and breakfast, the ground floor also includes separate ladies' and gents' restrooms and a cloakroom.

To the right of the hallway, a modern kitchen and dining...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES