

Historic small château of 450 m to refresh, with 4.6 hectares and optional vineyards – St-Michel-de-Montaigne

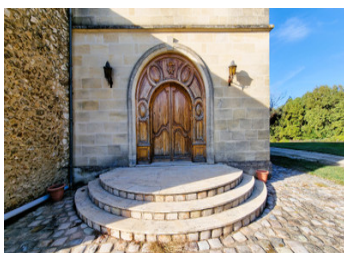
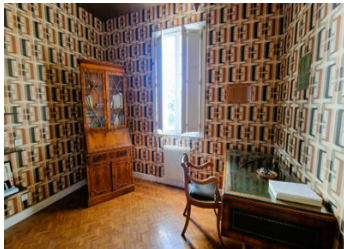
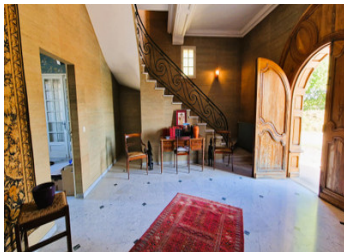


INFORMATION

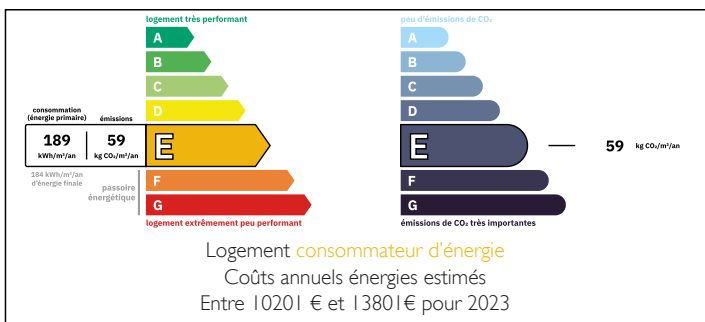
Town:	Saint-Michel-de-Montaigne
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	450 m2
Plot Size:	46697 m2

IN BRIEF

Located in Saint-Michel-de-Montaigne, near the Saint-Émilion golf course, this An exceptional small château dating from 1880 (rebuilt in the 1970s), nestled in a private green setting in Saint-Michel-de-Montaigne, in the prestigious Libournais wine region. With 450 m² of living space, 7 bedrooms, and a magnificent 110 m² reception room with cathedral ceiling and mezzanine, this property offers a rare and intimate lifestyle. Set on approx. 4.6 hectares of woodland and meadows with a natural spring, with the option to acquire an additional 2 hectares of vineyards, it enjoys panoramic views over the vineyards and surrounding countryside. Cellar, garage, swimming pool and tennis court to be reinstated. Habitable but requiring refreshing. Roof in good condition, insulated with 60 cm glass wool. A unique opportunity to create an exceptional family residence, luxury holiday home, or high-end gîte project.

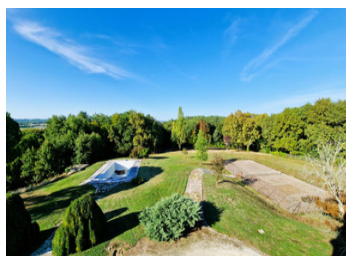


ENERGY - DPE



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 foncière:	2633 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This prestigious small château comprises:

7 elegant bedrooms, 1 office, 2 bathrooms, 2 shower rooms, 3 WCs, attic with exposed beams
Magnificent 110 m² reception room with cathedral ceiling, mezzanine and fireplace
Spacious kitchen and dining room, cellar and basement garage

Grounds approx. 4.6 ha with woodland and meadows, natural spring, swimming pool and tennis to restore

Roof in excellent condition, 60 cm glass wool insulation, windows to refresh

Location & Amenities:

Saint-Michel-de-Montaigne is a historic village in the heart of the Libournais wine region. The Château de Montaigne has a refined shop with books, souvenirs, and local products. The village has around 20 shops for daily needs. Just 20 km away, Lamothe-Montravel offers a grocery store, bakery, butcher, cafés, and a Sunday market for local produce. TER train station nearby, easy access to the A89 motorway, and Bergerac Dordogne Périgord Airport 39 km away. Saint-Émilion, with its Michelin-starred restaurants and world-renowned vineyards, is only 20 minutes' drive.

24-room house including corridors and washrooms
– These surface areas are indicative:

Ground floor:

Living room / Dining room – 105 m²
Office no.1 – 14.5 m²
Corridor no.1 – 2.95 m²
WC no.1 – 2.18 m²
Office no.2 – 15.05 m²
Dining room – 18.9 m²
Kitchen – 12.25 m²

First floor:

Corridor no.2 – 12.3 m²