

Rare 16th-Century Castle with Historic Outbuildings – Limousin, Near Limoges



INFORMATION

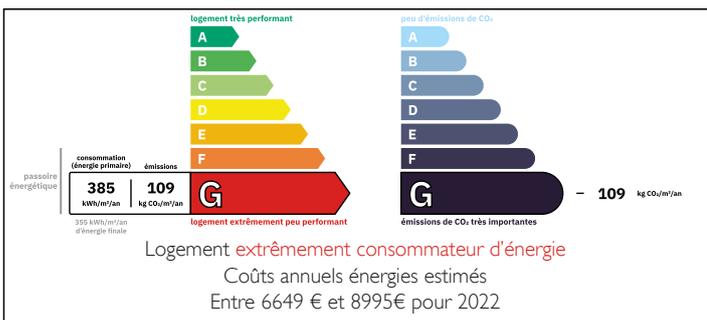
Town:	Champagnac-la-Rivière
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	143 m ²
Plot Size:	10689 m ²



IN BRIEF

This exceptional 16th-century castle, also known as a gentilhomme, is a rare historic property in the Limousin countryside, within the Parc Naturel Régional Périgord-Limousin, just 35 km from Limoges. Built with moats, a drawbridge, and remnants of fortifications, it reflects its rich industrial and aristocratic heritage. Featuring 9 bedrooms across 24 rooms and extensive 18th- and 19th-century outbuildings—including workshops, storage buildings, an overseer's house, and a former smelting furnace—the property, while habitable, requires extensive renovation and modernization, offering the opportunity to restore a unique historic estate. The U-shaped main house, riverside gardens, and 10,000 m² plot provide privacy, versatility, and outdoor potential. Ideal for a large family, guest accommodation, or gîte project, this is a rare opportunity in Haute-Vienne for investors and heritage enthusiasts seeking a prestigious, tranquil estate.

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

This exceptional 16th-century castle, originally the fortified residence of the masters of a local iron foundry, is set in a tranquil and verdant corner of the Limousin countryside, within the Parc Naturel Régional Périgord-Limousin, approximately 35 km southwest of Limoges and only 2 km from a charming village. Built with moats, a drawbridge, and remnants of fortifications, it reflects a rich industrial and aristocratic heritage. The property offers 9 bedrooms across 24 rooms and extensive 18th- and 19th-century outbuildings, ideal for a large family, hosting guests, or developing a gîte project. While habitable, the castle requires extensive renovation and modernization, offering the opportunity to restore a historic estate to its full potential.

The U-shaped main castle surrounds a central courtyard with a historic well, while the riverside garden provides a serene and private setting. The estate's outbuildings include a former smelting furnace, workshops, storage buildings, and the overseer's house, reflecting its industrial heritage. Some areas of the castle and outbuildings require substantial restoration, providing a rare chance to create a bespoke historic residence. The combination of historic architecture, spacious interiors, and renovation potential makes this property a standout opportunity in Haute-Vienne.

LOCAL TAXES

Taxe foncière:	1322 EUR
Taxe habitation:	EUR

NOTES

Interior Features

Entering the castle, you are greeted by generous volumes, authentic period features, and a strong sense of history. Original stone walls, exposed timber beams, and traces of former fortifications preserve the historic atmosphere. Several rooms and systems require renovation, giving the new owner the opportunity to create reception spaces, family areas, and private bedrooms...