

14th Century Chateau with good business potential, 4 Apartments, One gîte, outbuildings, woodland and parkland.



INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	5
Bath:	5
Floor:	0 m2
Plot Size:	28000 m2

IN BRIEF

A rare opportunity to acquire an exceptional historic château set within approximately 2.8 hectares of beautifully composed parkland, blending open grazing with established woodland.

The estate features a fully licensed restaurant, four elegantly appointed en-suite apartments, a dedicated laundry facility, and a charming gîte—offering immediate potential for hospitality or private retreat use. In addition, a collection of independent barns, accompanied by development plans, presents further scope for expansion or bespoke conversion.

A property of remarkable character and versatility, ideal for those seeking a refined lifestyle or a distinguished commercial venture.

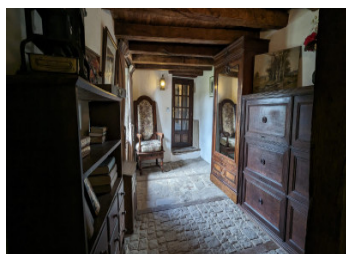


ENERGY - DPE

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

This exceptional château now seeks discerning new custodians to carry forward the remarkable legacy so carefully preserved by its current owners. A residence of significant historical importance, the property has stood at the heart of the region for centuries, its rich heritage meticulously documented and officially recognised as a historic monument.

Under the stewardship of its present owners, the estate has flourished as a highly successful restaurant and chambre d'hôtes, seamlessly blending period grandeur with refined hospitality. The château currently offers four beautifully appointed apartments, each thoughtfully designed and featuring elegant en-suite shower rooms. Further potential exists to create an additional apartment within the existing laundry space, enhancing both flexibility and income opportunities.

A separate gîte provides independent accommodation—ideal for guest rental, private use, or staff quarters—while an additional building already designated as a dwelling, presents an exciting opportunity for conversion and further development.

The estate is complemented by an array of characterful outbuildings, including a barn, workshop, and cellar, alongside charming outdoor living spaces with a summer kitchen and inviting seating areas—perfect for entertaining and enjoying the tranquil surroundings.

The current owners have also established a thriving programme of château tours and open days, adding yet another dimension to this unique and versatile property.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES