

1825 French Château with Pool, Guest House & Wellness Facilities - Private Estate with Character

EXCLUSIVE



INFORMATION

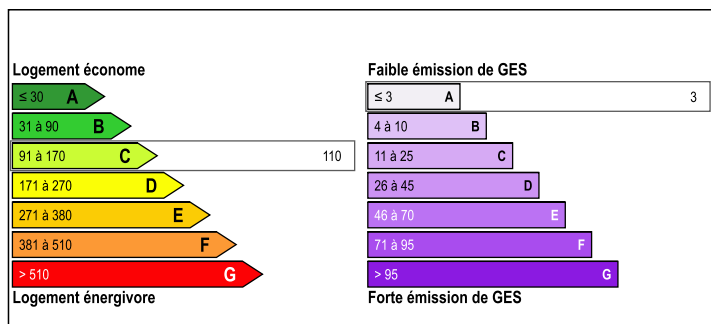
Town:	Saint-Alban-sur-Limagnole
Department:	Lozère
Bed:	9
Bath:	9
Floor:	370 m2
Plot Size:	3455 m2

IN BRIEF

Dating from 1825, this elegant French château offers approximately 370 m² of accommodation within around 3,455 m² of private grounds, complemented by an independent 82 m² guest house. Currently arranged with 15 principal rooms, including 9 en-suite bedrooms, together with a lounge, breakfast room, heated swimming pool and dedicated wellness area incorporating a spa, sauna and hammam, the property provides exceptional flexibility for a variety of future lifestyles. The sale relates solely to the château, guest house and grounds, with no trading business included. Whether enjoyed as a distinguished private residence, a substantial family home, luxury second home or considered for hospitality or tourism-related use (subject to any necessary permissions), this remarkable estate offers an exceptional combination of heritage, character and versatility in a sought-after location on the historic Camino de Santiago.



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: 2687 EUR

NOTES

DESCRIPTION

Historic French Château with Exceptional Lifestyle & Investment Potential:

Steeped in history and dating from 1825, this elegant French château presents a rare opportunity to acquire a distinguished country estate in one of France's most picturesque regions. Set within approximately 3,455 m² of private grounds, the property extends to around 370 m² of accommodation, combining period character, generous living space and exceptional versatility. Equally suited as a prestigious private residence, multi-generational family home, elegant second residence or a property with hospitality or tourism potential (subject to permissions), this remarkable estate offers outstanding flexibility.

Approached through private grounds, the château immediately conveys timeless elegance. Arranged over several levels, it offers 15 principal rooms, including nine spacious bedrooms, each with its own en-suite bathroom. A welcoming lounge and breakfast room provide comfortable communal living, while the adaptable layout can be retained or reconfigured to suit individual requirements, subject to any necessary approvals.

An independent house of approximately 82 m², linked by a veranda, provides valuable ancillary accommodation ideal for guests, extended family, staff or a variety of complementary uses. Outside, landscaped gardens create a peaceful setting for entertaining and outdoor living. A heated swimming pool, spa, sauna and hammam provide year-round wellness facilities, enhancing the lifestyle appeal of the estate.

Currently arranged for guest accommodation, the sale relates solely to the château, grounds and associated buildings; no trading business is included. The configuration simply demonstrates the property's scale and flexibility, allowing future owners to continue tourism-related use where appropriate or...