



- Magnificent 19th Century chateau, Port-Sainte-Marie, Lot et-Garonne

اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



توضیحات آگهی

آگهی برای:

قیمت:

فروش

USD 1,190,117.78

اطلاعات مکانی

کشور:

استان:

شهر:

کد پستی:

تاریخ آگهی:

توضیحات:

France

Nouvelle-Aquitaine

Port-Sainte-Marie

47130

2024/01/11

This stunning 19th century chateau has been in the same family for several generations and there is a great sense of history with the original features intact. With beautiful gardens, productive woodland & useful outbuildings, there is so much potential here. Conveniently located in a quiet position yet with good access to road, rail & airport networks.

The accommodation at the main Maison de Maitre style house is arranged across three floors. Whilst the decor may not be to everybody's taste, the classic high-ceilings / large windows design of all the main reception rooms and bedrooms make the property so light and spacious and with a great sense of grandeur. Here's the layout:

Ground floor:



Large entrance hall with original floor tiles & stone staircase (30m²)

Drawing room (Napoleon style) 45m²

Salon / Library - 24m²

Dining room - 43m²

Kitchen with open fireplace - 50m²

Tea room - 30m²

Ground floor bedroom with ensuite shower room - 39m²

WC

First floor:

Large landing - 28m²

Private lounge (or bedroom) - 47m²

Bedroom - 33m²



Bathroom - 12m2

Corridor with linen cupboards - 24m2

Bedroom 32m2

Bathroom 5.35m2

Bedroom - 29m2

Second floor:

Large landing - 28m2

Bedroom - 26m2

Bedroom 24m2

Bedroom - 35m2

Billiard room (or bedroom) - 35m2

Shower room - 8m2

WC



Other buildings include the guest house (90m²) and outbuildings including the garages, orangery and barn (all of which total around 250m²) and of course the private chapel that dates back to 1876.

The current owners have had a lot of maintenance work done. The roof has been completely redone, the woodwork is perfect with excellent insulation and they have also installed a heat pump to heat the house.

The resulting DPE rating of C is very unusual for a property of this age and size. The electrical fuse boards have also recently been installed with modern 'breakers'.

The grounds of the property cover approximately 17 hectares, made up as follows:

Large swimming pool & surrounding terrace

A poplar grove of about 7 hectares (1000 trees ready in 3 years)

Irrigated land of 8 hectares

The chateau's private park of 2.19hectares

The house is in a quiet location, close to the lovely riverside of town of Port Saint Mairie. There is a train station at Port Saint Marie and good access to both Bordeaux and Agen. The airports at Bergerac, Bordeaux and Toulouse are all within 90mins from the property.



At a glance:

Bedrooms: 9

Bathrooms: 4

Receptions: 5

Habitable space: 750m²

Plot size: 17.6hectares / 176100m² / 43 acres

DPE rating: C

Tax Foncière: €4000p.a

Heating: Air source heat pump

Drainage: Septic tank

Neighbours: Distant

Distance to airport: Bordeaux / Bergerac / Toulouse all within 90mins



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Agency fees are included in the advertised price and are payable by the purchaser.

Please note: All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Reformed

وضعیت:

اطلاعات عمومی

9

اتاق خواب:

4

اتاق خواب:

750 متر

فوت مربع تمام شده:

176100 متر

زیر بنا:

Building details

Parking:

بله

Number of Garages:

1

Outdoor Amenities:

Pool

Lease terms

Date Available:

اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

http://www.arkadia.com/PFYR-T170874/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

1027-9194

