



Chateau and Vineyard - Historic Chartreuse



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 4,297,558.52

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Saint-Emilion
ZIP code: 33330
Posted: Jan 26, 2024

Description:

In an elevated position with unobstructed views over the Dordogne valley, 20 min. from St. Emilion, a rare gem, the perfect example of a Chartreuse, characterized as a classic French-style residence on a square courtyard with the dwelling opposite the entrance, monumental and exceptional portal framed by two square corner towers. Approx. 19 ha of land, including 8 ha of vines in production. Beautifully appointed, approx. 400 m2 of outbuildings, swimming pool, fully renovated caretaker's cottage and separate barn.

Le château: main dwelling with;

- 31 m2 through-entrance with Gironde tiles
- 31 m2 dining room with fireplace
- 41 m2 living room with ornamental fireplace
- 32 m2 fully-equipped kitchen
- 8m2 shower room, separate WC,
- 6 m2 boiler room
- Small 30 m2 living room with old bread oven
- Large 32 m2 bedroom with en-suite shower room / WC (6 m2)

First floor:



Spacious 43 m2 landing with elevator
Bedroom 20 m2
8 m2 bathroom with bath, washbasin and WC
A large 25 m2 bedroom
Attic: 41 m2 room for conversion.

This floor is also accessible by elevator.
Separate guest accommodation comprising :

Living room with kitchen, sitting room, fireplace 42 m2

First floor:

Dining room 25 m2
A 16 m2 bedroom
A second bedroom of 16 m2
A spacious 11 m2 bathroom with shower, bath and WC

Outbuildings:

Right wing: workshop, garage and tower (25 m2 floor area).
Left wing: two fully functional and renovated wine storehouses and 82 m2 vat room, vaulted cellar and tower (25 m2 floor surface)
Fully renovated guardian's cottage (90 m2)
200 m2 barn, wood shed.
Park with private chapel, swimming pool, small pond, meadows.

Equipment

New double-glazing throughout
Sanitation all up to standard (completely redone)
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :
www.georisques.gouv.fr

Built: 1741

Common

Bedrooms:	7
Bathrooms:	2
Finished sq. ft.:	1147 sq m
Lot Size:	190000 sq m



Room details

Total rooms: 20
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 94

Building details

Number of Garages: 1
Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T68543/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 354_34645

