

Castle built in the eighteenth century along the river, with its outbuildings and its park of three hectares.

## EXCLUSIVE

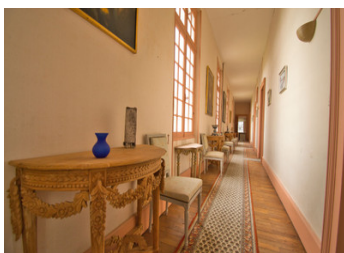


## INFORMATION

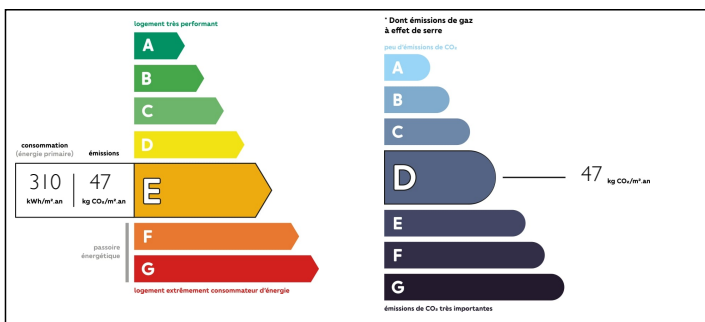
Town:	Clairac
Department:	Lot-et-Garonne
Bed:	8
Bath:	8
Floor:	500 m2
Plot Size:	30375 m2

## IN BRIEF

In Aquitaine, a chateau on the edge of a river. With its outbuildings and its park of three hectares, located in the countryside Lot et Garonnaise. It is composed of three living rooms with parquet floor in the Hungarian style, eight rooms including six in suite. On the second floor, there are eleven additional rooms to be restored which were reserved for the staff of the property. One is conquered by its superb view on the river, its tranquility, but also its original elements: fireplaces, double doors, moldings, woodwork. The two wings interrupted by a dovecote were used as stables and storage for farm equipment. A property suitable for the organization of events, weddings, seminars, cousinades and guest rooms ....



## 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: 2325 EUR

## NOTES

## DESCRIPTION

### ON THE GROUND FLOOR

An entrance hall, a television room, a billiard room, a large living room, a dining room, an office, a bedroom with its dressing room and its bathroom, a kitchen with a back kitchen and a cellar.

### FIRST FLOOR

Five bedrooms en suite with their bathroom and toilet, two bedrooms, a bathroom and a shower room

### SECOND FLOOR

Eleven bedrooms, an office, two storerooms  
This part has not been renovated

The roofs were redone 30 years ago when the current owners moved in

Gas boiler and wood boiler

Outside there are many outbuildings

A covered swimming pool with chlorine

Four wells

-----

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