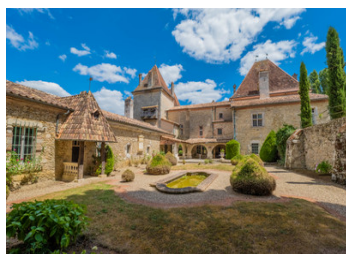


Magnificent Château and its French gardens in the heart of the Lot-et-Garonne



INFORMATION

Town:	Casteljaloux
Department:	Lot-et-Garonne
Bed:	10
Bath:	6
Floor:	900 m2
Plot Size:	230000 m2



IN BRIEF

Dating back to the days of the First Renaissance, this is indeed a magnificent, historical chateau, totally restored, and set within wonderful, well manicured parkland, 92km to Bordeaux.

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.



DESCRIPTION

A magnificent Renaissance Chateau, restored to an exceptional high quality, this chateau is an HISTORICAL MONUMENT OF FRANCE, and is open to the public for tours, cultural events, and also for weddings, seminars and also operates as a chambre d'hotes. Throught the summer, by candlelight, the chateau opens its doors for historical evenings on the theme of the Renaissance with costumed characters and period music.

Chateau : Wedding Hall : Chapel : Garages : 23 hectares of Parkland :

The chateau comprises:

Cuisine : 4.58m²;

Breakfast Salon (35.61m²);

Salon de Tradition (27.59m²);

Salle de Reception (61.88m²);

Small theatre (57.70m²);

Library (27.41m²)

Dressing room (for the theatrical costumes) (8.15m²);

Bathroom with shower (5.10m²);

Door leading to courtyard;

Entrance Hallway (25.35m²) with iron gates and steps leading to:

Reception Hall; (81.34m²);

Library;

Dining Room (cuisine of chateau) with chimney from the Renaissance; (61.32m²); with a grand table seating 25 people;

original stone spiral staircase leading to First Floor and set of toilets (three toilets) (11.57m²);

separate room (10.91m²);

corridor (6.21m²) leading to :

Bedroom (chambre of mariage) (28.87m²); with en-suite bathroom (15.29m²);

room (4.27m²);

Bedroom (26.47m²);

Bedroom & Salon (46.40m²) with wooden oak staircase leading to mezzanine bedroom (21.35m²);

NOTES