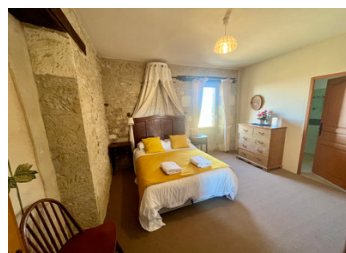


An elegant chateau offering magnificent views plus an established business set in peaceful surroundings.



INFORMATION

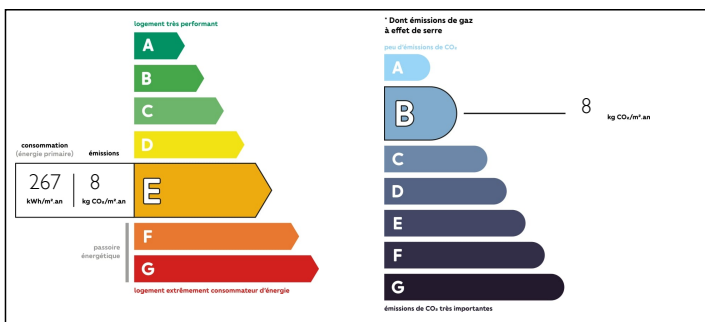
Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	14
Bath:	11
Floor:	530 m2
Plot Size:	31100 m2



IN BRIEF

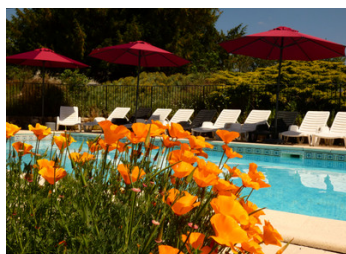
This impressive chateau has an existing annual income plus bookings in place for the season ahead. It offers panoramic views with a fantastic swimming pool and is situated on over 7 acres of land. Bursting with original features, it is divided into the owner's accommodation and 5 separate apartments. The elevated hilltop location provides a dominant position on the edge of a village and can be admired from the fabulous large outdoor terrace. The views are breathtaking. Amenities are only minutes away with a choice of two nearby villages. This property is an ideal opportunity for someone waiting to take over an established business or alternatively easily revert it back into an spectacular family home. Only 30 minutes from Bergerac and its airport and 2 hours from Bordeaux airport.

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: 1491 EUR

Taxe habitation: 1232 EUR

NOTES

DESCRIPTION

Ground Floor

- Main entrance (approx 20m2) Tiled floor & wooden staircase
- Lounge (approx 76m2) exposed stone, French doors to terrace, tiled floors
- Kitchen (approx 21m2) fully fitted kitchen, French doors to terrace, tiled floor (Shower room off the kitchen)
- Dining Hall (approx 39m2) wood burner, wooden beams, cupboard
- Office (approx 6m2) exposed stone, tiled floor
- Separate WC with washbasin

First Floor

- Landing / Library - Exposed stone walls
- Master bedroom (approx 39m2) built in cupboards
- Dressing room (approx 12.5m2) cupboards
- En-suite (approx 13m2) bath, hand basin, WC, bidet,
- Lounge (approx 40m2) wooden beams, carpeted floor
- Bedroom 2 (approx 9m2) Ensuite: (approx 4m2) handbasin, WC, shower
- Bedroom 3 (approx 12m2) Ensuite: (approx 3.7m2) handbasin, WC, shower
- Bedroom 4 (approx 18m2) Ensuite: handbasin, bidet, shower, bath, WC
- Bedroom 5 (approx 16m2) Exposed stone Ensuite: shower, HB, WC,
- Bedroom 6 (approx 12m2) Bedroom 7 (approx 12m2) Shower room

Apartment

- Entrance Hall (approx 19m2) Utility room (approx 7.5m2) Cloak room
- Kitchen (approx 7m2) fitted kitchen, French doors to lounge

- Bedroom 1 (approx 10m2) Bedroom 2 (approx 13.5m2)

- Bathroom (approx 5m2) hand basin, bath, WC

Apartment

- Entrance Hall (approx 19m2) / Cloak room

- Open Kitchen / Lounge (approx 25m2) fitted kitchen, carpeted