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17th Century Castle With Pool And Pond On More Than 23 Hecta

Casteljaloux , Lot-et-Garonne , Nouvelle Aquitaine



€2,480,000

inc. of agency fees

10 Beds 1000 sqm 23 ha

In the heart of one of the most
touristic departments in France
thanks to its natural, historical
and gastronomic riches, a
magnificent...

At a Glance

Reference	MFH-CJC02048	Near to	Casteljaloux	Price	€2,480,000
Bed	10	Pool	No	Hab.Space	1000 sqm
Land	23 ha			Land Tax	N/A

Property Description

In the heart of one of the most touristic departments in France thanks to its natural, historical and gastronomic riches, a magnificent 17th century chateau with its outbuildings, close to the A62 Bordeaux/Toulouse highway, 15 minutes from a town of 20,000 inhabitants, 30 minutes from Agen, 1 hour from Bordeaux, its international airport and TGV station. The interior of the chateau offers us a real journey into the past with its many scrupulously preserved authentic elements: magnificent floors, monumental fireplaces, 2 stone spiral staircases, French ceilings, mullioned windows, vaulted cellar, partially converted attic, remarkable 'cathedral' frames... The set has more than 1000 m2 of living space with its 23 rooms including a sumptuous dance hall, several reception room, library, theater room, chapel... In one of its outbuildings, a beautiful reception room of 250 m2 hosts all event activities: weddings, seminars... An apartment is available to accommodate a caretaker. One piece of land more than 23 hectares in a dominant position offering a lovely leisure park, a swimming pool, a pond, several water basins... That would be suitable for a family home as well as for developing an event activity: weddings, seminars... Possibilities also to launch quest room activities at the castle with its 5 suites including 2 family suites. Rare property for sale.

Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

Summary

Property type:	Chateau
Bedrooms:	10
Price	€2,480,000

Key Information

Internal Area:	1000 sqm
Land Area:	23 ha

Location: Nouvelle Aquitaine



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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