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Turreted Chateau with guest rooms, pool, tennis and land

Limoges , Haute-Vienne , Nouvelle Aquitaine



€1,700,000

inc. of agency fees

12 Beds 8 Baths 680 sqm 2 ha

Beautifully renovated turreted Chateau with guest rooms, a large pool, tennis court, sauna, landscaped gardens and land in a peaceful location near Limoges in the Nouvelle Aquitaine region.

At a Glance

Reference MFH-TCM2980
Bed 12
Land 2 ha

Near to Limoges
Bath 8
Pool Yes

Price €1,700,000
Hab.Space 680 sqm
Land Tax N/A

Property Description

Beautifully and luxuriously renovated 10-bedroom turreted chateau nestling in over 5.5 acres of magnificently landscaped gardens with an expansive swimming pool, tennis court and Jacuzzi, enjoying wonderful countryside views from its peaceful location near the historic city of Limoges.

This stunning property that has been renovated fully with passion, style and taste, is truly turnkey with nothing left to do apart from enjoying the huge amount of hard work that has gone into it.

This property offers many possibilities; it would make an ideal family residence or has various possibilities and is registered for business use. Currently, it is operated as a luxury bed and breakfast and wedding venue and has ongoing contracts with an American tour operator for American tourists by coach.

The other very fashionable business interest now is full-service chateau rentals; this would generate around 15,000 euros per week, and with the tourist season in this region being around 26 weeks, it makes a very lucrative business opportunity.

ACCOMMODATION IN THE CHATEAU

On the ground floor

The property comprises a large entrance hallway that runs from front to back with access from the front and rear terrace, as well as a bar and social room in one of the towers.

There is a large formal dining room, spacious living room, bedroom with en-suite bathroom, which is ideal for clients or families with restricted mobility, a dining room, fully fitted semi-commercial kitchen, larder, boiler room and utility room, and bedroom with en-suite bathroom on the ground floor.

On the first floor

There are 4 large bedrooms, all with en-suite facilities, including one room with a luxury spa bathroom.

On the second floor

There are 4 large luxury bedrooms with en-suite facilities, and the bridal suite is a gorgeous round bedroom built into the tower with a walk-in wardrobe and en-suite bathroom on this floor.

On the third floor

On this floor there is a large attic, which has not been converted but would easily create self-contained apartments.

BEAUTIFUL PARKS, ORANGERIE AND SAUNA

Upon arrival on driving through the large iron gates, there is an incredible view of the front of the chateau, which was built in two phases, so the front is very different to the back. Built by a very rich noble, the front is very traditional, with a large tower on each side, and to the rear is the very traditional rectangle shape, making this a very unusual and unique chateau.

Sweeping around the chateau is its beautiful grounds of over 2 hectares, which includes a large garage ideal for up to 6 cars built on top of the original vaulted wine cellar, which to date is still used for storing wines. The Orangerie has been fully restored to its former glory and is currently operated as a tearoom and function

room for weddings, a swimming pool, and a new edition this year with Jacuzzi and sauna rooms.

LANDSCAPED GROUNDS, GOLF AND TENNIS

The grounds have been landscaped, so there are plenty of places to disappear to read a book or take a nice glass of wine with a veranda, terrace area and seating dotted around the park. The fountain is a popular feature with the guests, and there is a small pitch and putt and a tennis court on the grounds. Some of the views from the park are amazing, with views over the valley to a very historic French castle, which is now a ruin but open for visitors.

ADDITIONAL INFORMATION

The chateau is partly double-glazed, but certain original windows remain as they cannot be replaced with the same beauty. The property is on mains drainage, has full central gas heating and has undergone a huge re-wire through most of the property.

Words cannot describe this stunning property, and photos cannot show the quality of workmanship carried out by the huge team of artisans; the only way to experience the full effects this chateau offers is [to visit](#).

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Condition:	Good general condition
Property Tax:	€6500.00

Summary

Property type:	Chateau
Bedrooms:	12
New Home?	No
Bathrooms	8
Price	€1,700,000

Key Information

Internal Area:	680 sqm
Land Area:	2 ha
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Nouvelle Aquitaine



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