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FLEURANCE, XVTH CENTURY GASCONY CHATEAU WITH 7HA WOODED PARK



SELLING PRICE : 1 680 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

A 15th-century Gascony château of around 600 m² set in a peaceful, unspoilt environment with uninterrupted views over rolling countryside reminiscent of Italian Tuscany. A large wooded park of 7 hectares with outbuildings, swimming pool and pool house.

The property is accessed via a plane tree-lined driveway and a large wrought iron gate. The chateau comprises a through entrance hall leading to a central staircase that leads to a spacious living room with a large stone archway separating the lounge from the dining room. A separate modern kitchen opens on to arcades outside. In the corner tower, a cloakroom and shower room with WC.

In symmetry with the entrance hall, a large room with a stone vault could be converted and used as a workshop. A caretaker's flat in the castle comprises a living room, kitchen and dining room.

The north wing comprises five bedrooms and two bathrooms; the south wing comprises two bedrooms and two bathrooms, a study and a loggia with a dominant view over the countryside.

Several outbuildings, including a guest house at the entrance to the property, comprising a lounge/kitchen, two bedrooms and a bathroom. A dovecote and a pool house that could be converted into a reception room opening onto the terrace and swimming pool.

An authentic and comfortable property located in the golden triangle of the Gers, with quick access to all amenities.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	600 m ²
Land area (m2) :	70,000 m ²	room number :	15	Bedrooms :	7
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	C	Gaz consumption assessment :	D
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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