



Idyllic historic domaine with gite business,

33220, Montcaret

* Available * 12 Beds * 2 Baths

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€2,090,000

Ref: BVI58501

Property Description

A magnificent 13th century chateau revisited in the 18th century, set in 39.5 hectares of park with breathtaking multi-centennial cedars, an immaculate garden, forest, prairie and 8.5 hectares of organic vines, appellation Bergerac & Montravel. The Chateau is immaculately presented with an impressive entrance hall, imposing dining room, large living room and kitchen, both with original open fireplaces. The first floor has five bedrooms and an attic with the possibility for conversion on the second floor. Two gites, a chai and numerous outbuildings offers plentiful opportunities, including the potential as a wedding venue. There are two swimming pools, one indoor under a beautiful art nouveau style glass roof and an outdoor biological swimming pool naturally integrated within the park. A paradise for those wanting the tranquility of nature but with the convenience of all local amenities nearby.

The property also benefits from being self-sufficient in terms of heating, as the estate provides the wood for the modern wood-chip boiler. There is a solar panel installation on the roof of one of the outbuildings which generates electricity to sell back to the national grid system. This too provides a yearly income. Additionally, there are 3 fully equipped, "gypsy" style caravans, which are situated in the park near the natural pool. These provide additional income in the form of holiday lets.

