



Magnificent 13th century Gascon chateau,

47600, Nérac, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 6 Beds * 4 Baths

Magnificent 13th century Gascon chateau

€1,740,000

Ref: BVI63953

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

As soon as you pass under the 16th century entrance pavilion, you will be seduced by the idyllic setting of this property. The Tuscan-style Italian garden and its orangery blend in perfectly with the building's façade.

The entrance to the château is through the square tower, beautifully decorated with mullioned windows, which leads to a beautiful central stone staircase that serves the different levels. Up a few steps, there is a superb private apartment with a magnificent reception room of 80m² with access to one of the two round towers and a beautiful fireplace. A small bridge leads to a charming "secret garden". On this level we also find a dining room with adjoining kitchen, a bathroom, a second small living room and a beautiful bedroom with adjoining shower room.

On the first floor there is a magnificent suite comprising a sitting room and 2 bedrooms, one of which is in the second tower at the rear of the château. A second reception room of over 80m² offers many possibilities, with high ceilings and painted beams, and 2 adjoining rooms which could serve as bedrooms.

At the top of the square tower there is another room currently used as a bedroom and an attic.

In the basement, a beautiful cellar and a multi-purpose room are the ideal place for the organisation of events.

The château is situated on a promontory on the outskirts of a pretty little village and offers a panoramic view over the Albret countryside. An outbuilding and a charming circular pigeonier tower complete this exceptional property set in over 7.4 hectares.

Price including agency fees : 1 740 000 €

Price excluding agency fees : 1 657 143 €

Buyer commission included: 5%



