



## CORREZE Near UZERCHE. Wonderful 13th century stone castle with 3 gites, lake and land of 12 hectares.



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,929,026.28

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Lagrauliere
Indicatif régional:	19700
Soumis:	18/09/2024

### Description:

Situated in the centre of its own grounds of over 12 hectares stands this superb imposing 13th century stone castle. Within the grounds beside the fishing lake of 6075m<sup>2</sup> is another stone building which has been converted into 3 gites.

This castle stands as a testament to the architectural splendor of its time. Its majestic towers, grand facades and intricate detailing evoke a sense of historical elegance and transports you back in time. Each stone of this castle whispers tales of knights, nobles and centuries gone by, inviting you to immerse yourself in its storied past.

Entering the grounds through a monumental arched gate you travel to the castle and enter through the 'porte cochère' just like the middle ages.

Entering the castle you arrive into a very welcoming and stunning entrance hall with the beautiful stone and wooden staircase in front of you and that beautiful and unique cobbled floor that continues through the dining room and kitchen, just wonderful!

To the left of the entrance hall is the most gorgeous dining room (40m<sup>2</sup>) with double doors that open to the kitchen (37.5m<sup>2</sup>). Just take a look at that unique stone sink!

The the right of the entrance hall is the library of 38m<sup>2</sup>, another beautiful room, which then leads to the



---

living room measuring 37m<sup>2</sup>. In the tower leading from the living room is neat office.

Completing the ground floor is a bedroom (14.5m<sup>2</sup>) with en-suite shower room, a laundry room, a scullery and separate wc.

The majestic staircase from the entrance hall leads you to the first floor which offers 7 wonderful bedrooms each averaging 20m<sup>2</sup>, each with en-suite shower rooms.

The second floor is accessed via the second staircase, once used by the servants of the castle. Here you will find a further 6 bedrooms in need of decoration and a bathroom.

The castle has two forms of heating, an oil system and a recently installed and sophisticated pellet burner system. This gives you the choice of which system to use.

Within the beautiful grounds you will find the carp lake which measures 6075m<sup>2</sup>, parkland style gardens, meadows, wood-land and an orchard. A pretty stone barn is used to house vehicles and equipment. The stone building that has been converted into accommodation offers a honeymoon gite for a couple and 2 three bedroom, two bathroom family gites.

The Correze is home to a rich variety of unspoilt natural scenery. Its hills, lakes, rivers, waterfalls, forests and footpaths make it an ideal location for many outdoor leisure activities such as cycling, walking and canoeing.

The castle is just 8km from the town of Seilhac and 14km from beautiful Uzerche, with its train station with direct services to Paris.

There are airports at Brive and Limoges with regular flights from the UK and the rest of Europe. The A89 and A20 motorways can be accessed within easy reach.

This is one of Frances unspolit chateaux!

Including fees of 4% to be paid by of the purchaser. Price excluding fees 2 400 000 €. Energy class F, Climate class D Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 10900.00 and 14800.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

## Commun

Chambres:	14
Salle de bains:	12
Pied carré fini:	511 m <sup>2</sup>
Dimesions du lot:	123819 m <sup>2</sup>

## Energy efficiency

Consommation énergétique	368
--------------------------	-----



(kWh/m<sup>2</sup>/an):

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T194575/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T194575/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1689-cc-4461

