

French Chateau for sale in mint condition with 500 acres



Asking price 21.000.000 € (Twenty One Million Euro)

Price includes: land (500 acres: 30% pasture, 70% forest), 6 houses, 5 stables, boutique, bar-restaurant with full licence, office block, furniture, paintings, tapestries, art, bedding, cutlery, etc.

Real Estate and projects plan concerning the construction possibilities of a 18 hole golf course, holiday homes, villas, Country club with tennis and horse riding school

This Castle comes fully decorated and furnished.

Situated in the green heart of France, surrounded by peaceful lakes and oak and chestnut forest; 4 hours away from Paris, near Limoges, Bordeaux and the Dordogne.

Renovated to the highest standards; having all modern comforts whilst retaining the style of a medieval Chateau.

The Château is enormous, luxurious and breathtaking. The grand Great Knight's Hall seats 100 people, there is a professional kitchen, a breakfast room, 2 dining rooms, smoking room, guest lounges, a library, a music room, a private cinema in a vaulted tower room, a billiard room, a chapel, a congress room, an office room, a Jacuzzi, a sauna, servant rooms, and a concert hall.

17 bedrooms; each with toilet and bath or shower room.

The Chateau was built in 1179 and is one out of only four castles from that époque in France with a special history related to the Crusades and King Richard the Lionhearted from England. It is situated in the middle of France in the Limousin region called Haute-Vienne; 350 km south of Paris and 43 km from the Porcelain City of Limoges with an international airport available.

The estate contains 165 hectares of land with several houses, barns and a tavern on the property; furthermore it has four lakes, a river and various water wells.

The castle itself has been completely renovated into the highest standard of modern way living without damaging the authenticity of its history;

It has satellite services, a central floor heating system and electricity, computer facilities, a modern kitchen brought into a rustique style, and most of the rooms have their own hot shower-rooms. The living space contains a great hall, a house chapel, office-rooms, a music-room, a master bedroom, 15 guestrooms, a dining room, a living salon, a cinema room, a library, a billiard room, a congress room, an office room, a Jacuzzi, a sauna, servant rooms; all in a total of approximately 3500 square meters.



Situated in a village in the south of the Haute Vienne, almost on the border with the Dordogne, and in the heart of the "Parc Naturel Regional Perigord-Limousin". This is an area of outstanding natural beauty - hills, trees, lakes and the world famous Limousin cattle. It is also an area of chateaux and historic villages and towns. Within 8kms are two other remarkable castles, and the Chateau is one of the most photographed castles in France. The area is a growing tourist destination with a large range of activities such as walking, cycling and swimming at leisure lakes with beaches. The area is an easy 40 minute drive from Limoges international airport which has regular flights to many national and international cities.

The village has all the basic facilities including mini supermarket, garage, post office, doctor and pharmacy, bar, hairdresser, boulangerie, junior school and mairie - all within a few minutes' walking distance from the house. During the last weekend in October there is the annual Chestnut Festival which attracts over 10'000 visitors. The town about 6-7 minutes away by car, has larger facilities such as banks, dentists, vet, tourist information office etc.

The domain of the castle consists of app. 165 hectares surrounding the castle; which lies within a mile from the nearest village Dournazac, from where there are two roads approaching the castle and entering the village of Montbrun (which is part of the domain).

From there the road bends around the lake showing the splendor of the castle, splitting into two roads going up. Just at the intersection there are three houses. Going right it passes two lakes. On the left covered behind the woods. Going left the lakes are visible on the right. Uphill there is a farm property, also belonging to the estate.

The estate is part of a tourist route called : "Route Richard Coeur de Lion".

There are many historical facts, legends and events linked to the Castle among which the claim that Richard I (the Lionhearted), 12 days after being wounded, during his siege of the nearby Castle of Chalus, died at Montbrun.

Further back in history, in the Celtic and Roman period, there were secret tunnels and hiding places built under the ground, which makes the local people speculate on many stories what could have happened in the past.



The castle is surrounded by a small park, which is surrounded by a moat; within the park four stone walls and towers protect the inside of the castle.

The four towers are named: the North-East, the North- West, the South-East and the South-West. The North-East is connected with a wall to the South- East. Between the South-East and the South-West there is a huge living space including the kitchen.

The South-West tower contains the so called 'Grand Jacques', which is the square tower pointing high up. Between the South-West and the North-West there are many living spaces as well.

There are a few positions to enter the castle. Entering through the front gate, opposite of the tavern, you will arrive at the informal entrances of the castle; when you walk/drive 180 degrees around the castle you will enter through the main gate (see photo on the right).



The courtyard is surrounded by four walls, with on each end a tower. Entering the courtyard, on the right side there is the first tower with a small entrance to what is called the 'oubliette', a place where prisoners in ancient times were kept.

On the left side there is the second tower, which brings us to a conference room with a notable round table and three big guestrooms all equipped with bathrooms. Going straight, entering through the right door in front you will find the so called living room. The left door in front brings us to the office space.



There is a great hall, which can be used for many occasions. It can, for example, serve app. 100 persons for a gala-dinner or as many as 200 as an audience for recitals or house concerts. Next to the great hall there is a dining room, which designed to serve 26 persons for dinner and is suited with a by-kitchen (connected to the main kitchen by elevator and staircase downstairs) next to it facilitate the personnel to serve and to clear the table.





The castle contains office areas.

On the ground floor of the North-East tower there is a round conference table all equipped for digital presentations.

There are two other offices; one in the South-East section, which is a representing office, and one on the first floor in the North-West tower.

Above the representing office there is a comprehensive library.





The kitchen is fully modern equipped with a potential to serve more than a hundred people. It has been designed into a cozy atmosphere so it can serve for an intimate family dinner too.

It has a cool-room (with a refrigerator as well as a freezer section) to preserve large quantities of food. Also there is a direct access to the wine cellar. From the kitchen there is an elevator going up to the by-kitchen and the main dining room.



There are many private sections for family and friends and guests: a living room with music facilities and a cinema room connected with satellite services so you can watch any TV-station in the world.

Next to this living room there is a small dining room, which can also be used as a reception room.

Upstairs (South-East wing) you will find the library and the billiard room.



The castle contains a master bedroom and 15 guestrooms.

The master bedroom is equipped with an extra large bed with a built-in flat screen TV.

The bedroom has a working fireplace.

It has its own bathroom with a Jacuzzi and a sauna.

Above this room there is a private dining room with a kitchenette giving access to a terrace on the roof of the castle.



All rooms were restored in the late 1990's, based on careful studies of the period when the castle was built.

With the intention of private use, they are meeting today's needs, like under-floor heating, hot water, power showers, and electricity.



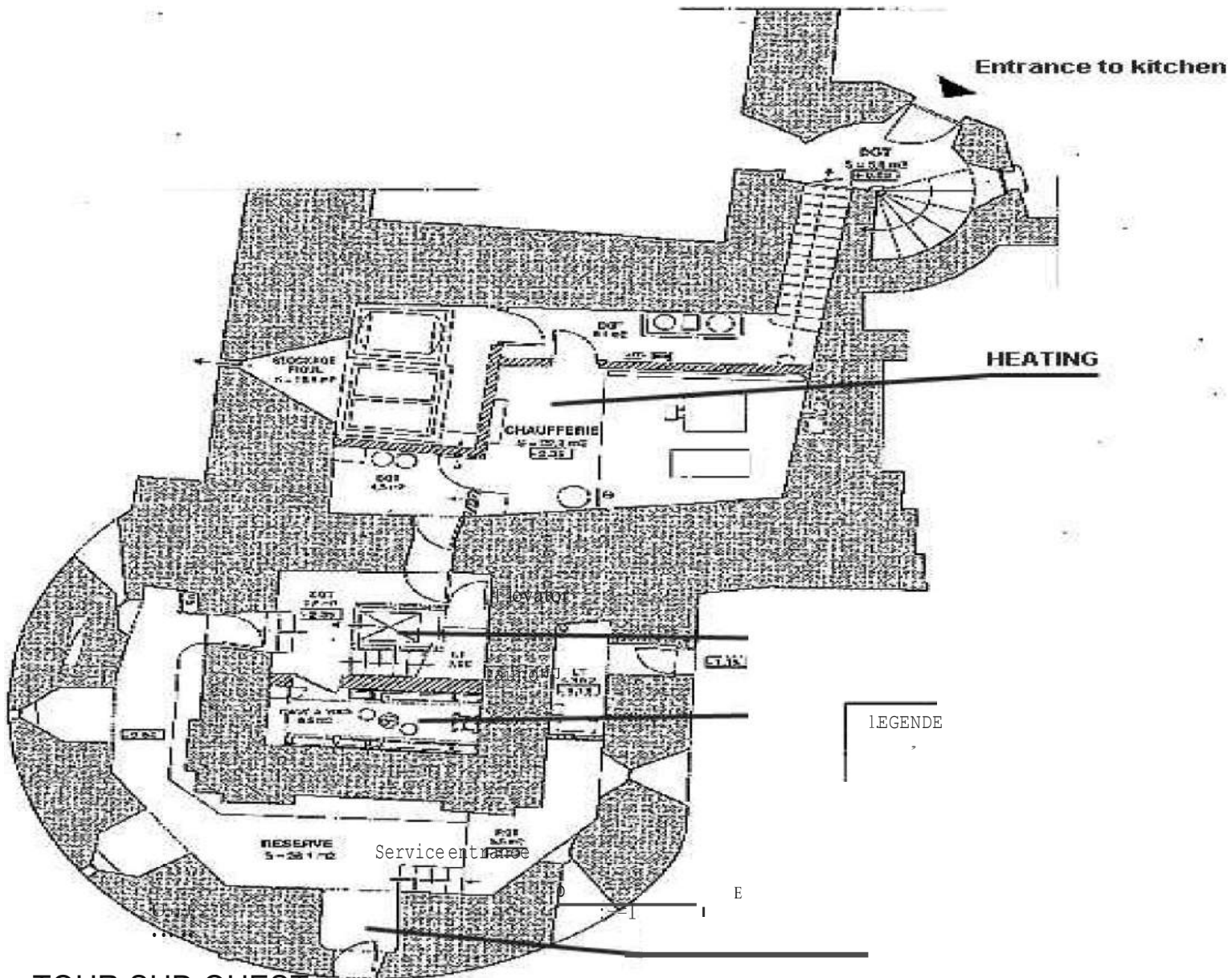
The tavern is full operating and serves tourists as well as the local population in the surrounding area for drinks and meals.

It has a pub-like bar and a capacity for more than 100 people inside for dinner or lunch. Outside there are two terraces with a capacity for over 200 persons.

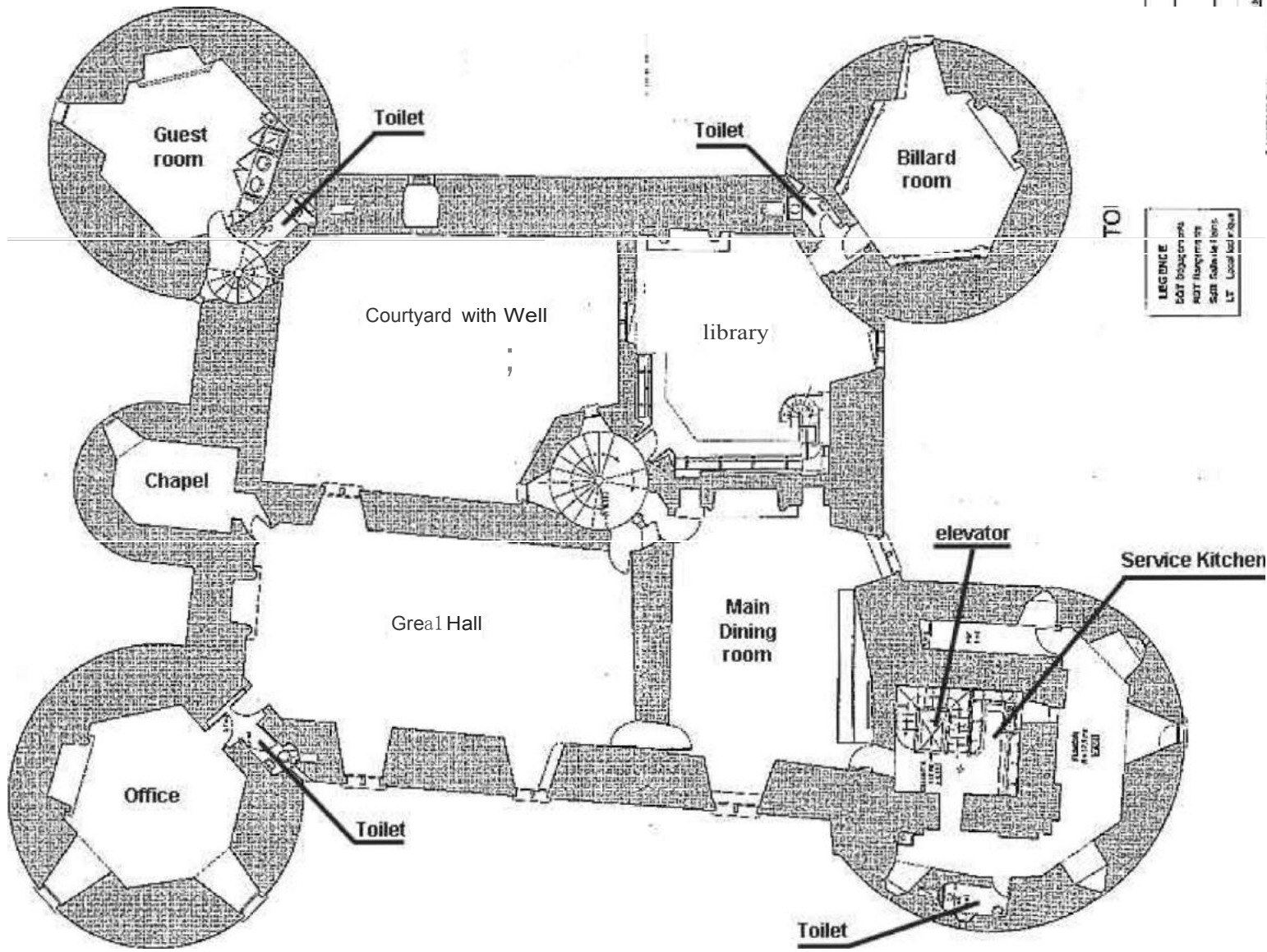
It has a parking area and a large barn for multifunctional use.







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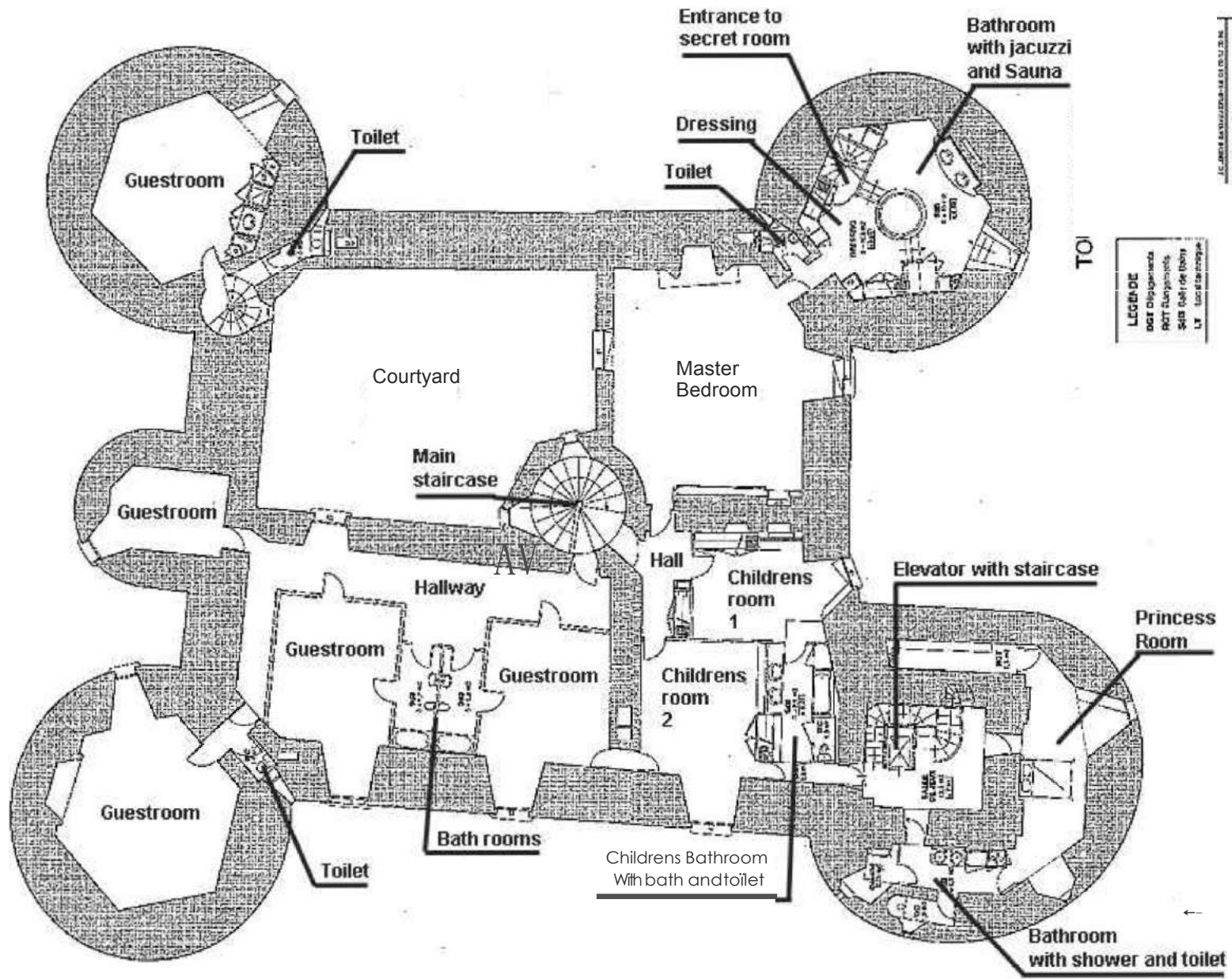


NIVEAU R+1	
Scale: 1/100	03
Location: E. X. E	PROJET

LEGENDE
DOT: Boudoirs
RAY: Boudoirs
SECT: Salle de 10m
LT: Local de 10m



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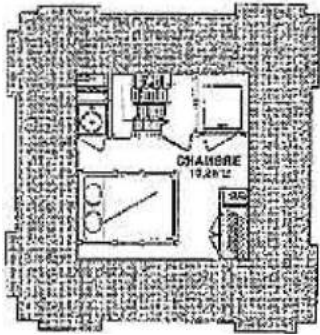
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 PAVÉ : pavé
 CARRELAGE : carrelage
 LIÈGE : liège
 LIT : lit

NIVEAU R+0	
DATE	04
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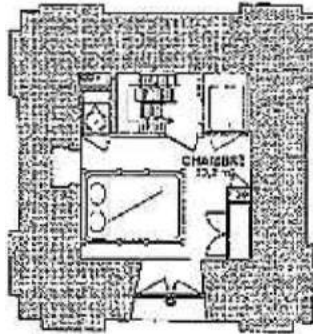
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tower guestroom
with bathroom and
elevator



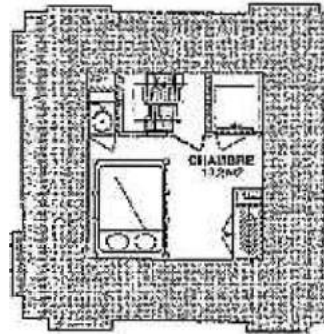
NIVEAU R+4

Tower guestroom
with bathroom and
elevator



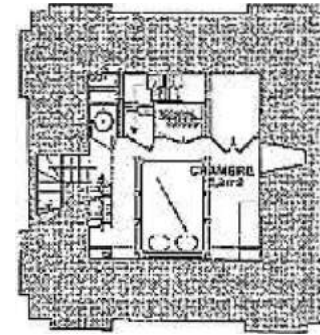
NIVEAU R+5

Tower guestroom
with bathroom and
elevator



NIVEAU R+6

Tower guestroom
with bathroom and
elevator



NIVEAU R+7

The Acquisition process in France

The acquisition process in France does not consist of a simple exchange of letters, but is structured in various stages.

At the beginning of the process stands usually a "promesse d'achat", a written offer by the potential buyer. Although this step is not mandatory, it is usually undertaken in case the initial asking price is not matched by the potential buyer.

After the parties have reached an agreement about the main parameters of the sale, they sign a "compromis de vente". The "compromis" already contains the terms of the sale, and constitutes, in general, a binding contract for both parties.

The signing of the compromise is accompanied by a deposit, the "indemnity d'immobilisation", of usually approx. 10 % of the purchase price. The buyer has a seven day "cooling - off" - period during which he can withdraw from the contract (by registered mail and confirmation of receipt) without incurring any legal disadvantages. The seller, however, cannot withdraw from a written "compromis" without cause.

After this cooling - off - period has expired, the contract becomes binding for both parties. At this stage, the buyer cannot withdraw from contract without losing his deposit. The deposit is, of course, fully accounted against the purchase price upon the realisation of the sale.

However, the "compromis" may contain a number of suspensive conditions ("clauses suspensives") upon which the validity of the contract is made dependant. For the most part, these conditions concern the ability of the buyer to secure (mortgage-) financing for the purchase through a lender. However, other conditions may include the ability of the buyer to obtain building permission. In case such a condition is not fulfilled, the buyer has the right to abstain from the acquisition without contractual penalties.

The signing of the final contract, the "acte de vente" or "acte authentique", takes place in a notary's office. In France, a "notaire" is not merely a "notary public" in the US - sense, but a highly regarded, qualified lawyer who acts in the capacity of a government official. He is required by law to act impartially, i.e. for both the buyer and the seller, ensuring that the sale conforms to all legal requirements