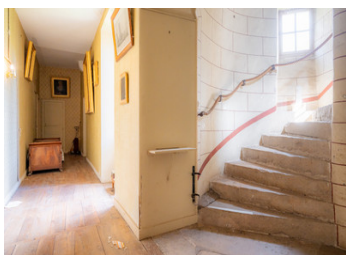


17th-century château – panoramic views over Saint-Céré in the Lot



INFORMATION

Town:	Saint-Céré
Department:	Lot
Bed:	15
Bath:	6
Floor:	700 m ²
Plot Size:	22552 m ²

IN BRIEF

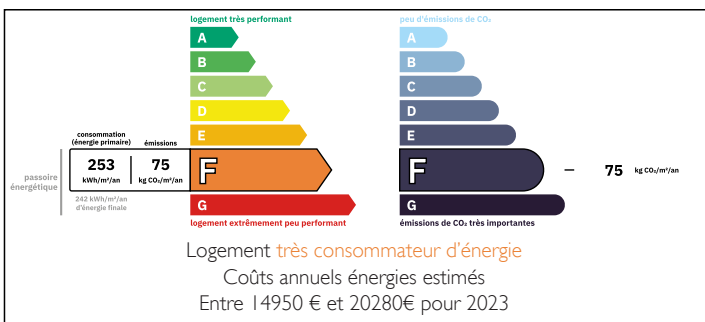
Close to Saint-Céré (under 5 minutes), this 17th-century château enjoys a calm and privileged setting, in an elevated position with open views over the surrounding countryside.

Originally a hunting lodge and enhanced in the 18th century, the property includes numerous outbuildings (stables, barns, staff quarters, orangery, garage), harmoniously arranged around the château and its courtyard. Two terraces elegantly extend the living areas outdoors, offering an ideal setting to enjoy the surroundings.

Owned by the same family for over a century, the château is linked to a lineage that has played a significant role in the local history, particularly in Saint-Laurent-des-Tours.

The château is not listed, allowing great freedom for renovation and development.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: **6281 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Set in an elevated position overlooking Saint-Céré, this character château, originally a 17th-century hunting lodge, offers exceptional potential for an ambitious renovation project.

Extending to approximately 600 sqm of living space, the main building features 20 generously proportioned rooms. At the front, two terraces open onto far-reaching views, lending charm and elegance to the property.

The estate covers nearly 2 hectares and includes an impressive range of outbuildings totalling around 400 sqm, including:

- a wing formerly dedicated to staff accommodation,
- stables,
- barns,
- a garage,
- a former orangery (converted into living space in the 1950s),
- various ancillary spaces (storage, boiler room, workshop).

The layout of the grounds reflects the organisation of a historic estate: upon entering the courtyard, technical areas are located to the left, while the stables and staff quarters are on the right. To the rear, an administrative building was used for storage and supported the château's operations.

A property steeped in history:

Owned by the same family for over a century, the château is linked to a lineage that has played a significant role in the local area, particularly in Saint-Laurent-des-Tours.

A rare and advantageous regulatory setting:

The château is not listed as a historic monument and is not located within a protected ABF zone, allowing greater flexibility for renovation and development.

Renovation required:

The entire property requires full renovation, offering