

18th-century château set in 18 hectares of grounds, with outbuildings, a swimming pool and vineyards



INFORMATION

Town:	Vélines
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	550 m2
Plot Size:	180000 m2



IN BRIEF

An 18th-century château, situated between Dordogne and Saint-Émilion, combines historic charm with the French art of living. It features beautiful reception rooms, several bedrooms, a separate guest house and grounds with a swimming pool.

The estate covers 18 hectares, including 8 hectares of vineyards in production, with potential for expansion. It also features modern winemaking facilities and a caretaker's house.

In short, this is a prestigious property offering both an elegant lifestyle and significant potential for a wine-growing or tourism venture.

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Situated between the Dordogne and Saint-Émilion, this magnificent 18th-century château, listed as a historic monument, embodies the refinement of the French art of living. Upon entering, a majestic Louis XVI gate opens onto a perfectly symmetrical main courtyard, flanked by two pavilions and period outbuildings.

The main building, full of charm and authenticity, offers spacious reception areas: an elegant dining room, a bright living room and a large family kitchen. An adjoining guest house features its own living room, a dining room and two comfortable bedrooms.

Upstairs, three bedrooms with en-suite bathrooms complete the main living area, whilst a fourth bedroom remains to be fitted out. The landscaped grounds surround the property and feature a swimming pool that invites you to relax.

The estate covers 18 hectares, including 8 hectares of vineyards in production (50% red, 50% white) with the potential to plant a further 5 hectares. The renovated wine cellar, equipped with a temperature control system, and the caretaker's house add comfort and functionality.

A rare property, combining prestige, authenticity and potential, ideal as a family home, a wine estate or an exceptional hospitality venture.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES