COLDWELL BANKER
EUROPA REALTY

Castle Lamonzie-Saint-Martin 750 m²



SALE PRICE : 1 785 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux Premium is delighted to present this truly exceptional estate, ideally located less than 10 minutes from the historic town of Bergerac and its international airport.

Held by the same family for over 250 years, the property features an elegant, human-scale château set within magnificent landscaped grounds, complete with a swimming pool, a caretaker's residence, and several outbuildings.

A rare and remarkable feature: the estate overlooks the Dordogne River and includes private ownership of part of an island on the river.

From its grand, monumental entrance through to the reception rooms, bedrooms, and the magnificent stone-vaulted cellar, the château has preserved the authenticity and charm of its original period features.

Modern comforts blend seamlessly with historic character, including central heating and high-speed internet.

And as a final, exceptional detail, natural springs flow on the property year-round.

DPE (179 - E) GES (56 - E)
Estimation des coûts annuels d'énergie du logement entre 17000 € et 23050 € par an
Honoraires à charge acquéreur. Prix net vendeur 1700000€, honoraires de l'agence 5%, 85000€. Prix honoraires inclus 1785000€.
Pour plus d'information, contact : Katrina Hammond
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445
Retrouvez tous nos biens sur le site IMMOBA.fr
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

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FEATURES

Property type:	Castle	Area:	750.0 m²	Number of rooms:	22 rooms
Number of bedrooms:	12 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 300

Greenhouse gas emissions (GHG) index: E 62

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