COLDWELL BANKER
EUROPA REALTY

Castle Sainte-Foy-la-Grande 500 m²



SALE PRICE : 1 347 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
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DESCRIPTION

Coldwell Banker Immoba Realty offers you this secluded property, with its large grounds made up of woodland and meadows with automatic drinking troughs fed by a spring.
With over 700 m² and numerous outbuildings, including two houses (one already habitable) and former wine cellars that could be converted into reception or wedding halls, the château overlooks a magnificent park.
It is located 1 hour and 15 minutes from Bordeaux.

THE CHÂTEAU It is equipped with an all-waters micro sewage treatment plant with a booster pump, with a capacity for 18 people. There is a fireplace in the kitchen, as well as chimney ducts ready in the living room and in the dining room. All structures, floors, and woodwork are new and treated against termites. The kitchen, bathrooms, and toilets are equipped with a ventilation system (VMC). All bedrooms and the living room have TV and Internet outlets. All exterior frames are new-generation aluminum with double glazing.
The main entrance door is made of solid exotic wood and features double glazing. The interior doors are oak.
The electrical system is new, like everything else (the château has been completely renovated).
INSULATION: All ceilings are made with fire-resistant acoustic plasterboard.
Ground floor:
The ceiling has 200 mm of glass wool insulation.
The floor consists of a first 200 mm-thick concrete slab treated with an anti-termite product, then an 800 g/m² visqueen sheet, treated against termites, then a reinforced concrete slab (300 kg/m³) 180 mm thick, with an 8 mm reinforcement, then 80 mm polyurethane insulation, then the underfloor heating system, and finally a radiant lime slab (anivrite) 60 mm thick.
First floor:
The ceiling has 300 mm of glass wool insulation.
HEATING:
RYMEA boiler (Switzerland), 45 kW, oil-fired, condensing with progressive burners. (Saves 60% compared with a traditional boiler).
Ground floor:
Underfloor heating. Each room’s underfloor heating is independent.
First floor:
Radiator heating.
HOT WATER TANK: Capacity of 500 L. The water is heated by the boiler. The hot-water circuit has a recirculation loop with a programmable timer. This provides instant hot water. Each hot and cold water outlet has its own independent circuit, supplied by a 32 mm section manifold.
THE ATTIC: They are equipped with hot and cold water inlets, as well as waste and WC outlets.
THE CARETAKER’S HOUSE: It has its own independent septic tank. Heating is provided by a pellet stove. Hot water is produced by an electric water heater. The window frames are wood on the inside, aluminum on the outside, with double glazing.
THE GROUNDS:
Landscaped park.
Meadows, fully drained, with automatic drinking troughs, 28 ha in total, 14 ha fenced.
Woodland: 8 ha, mainly hardwoods.

Vineyards (Merlot): 2 ha.
The property has numerous outbuildings: Wine cellars, workshops, farm shed, pigsty, sheepfolds, dovecote, outdoor living room/kitchen.
The entire estate and buildings are supplied with spring water, which is potable, with a flow rate of 800–1,500 L/h, and a 7,000 L storage tank replenished 24/7. This source is inexhaustible. The estate is also connected to mains water.
DPE (72 - C) GES (15 - C)
Estimation des coûts annuels d'énergie du logement entre 2900€ et 4000€ par an
Honoraires à charge vendeur inclus.
Pour plus d'information, contact : Katrina Hammond +33788377780
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:	500.0 m²	Property tax:	€2.00
Number of rooms:	18 rooms	Number of bedrooms:	7 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): B 72

Greenhouse gas emissions (GHG) index: C 15

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