



### **Marcillac Vallon (12)**

A former wine producing estate comprising an 8 bedroom 19<sup>th</sup> century chateau and outbuildings set in an isolated position in over 17 acres of land and situated just 2 kilometres from the local shops and amenities. The property has a surface area of 350 square metres, it is in good structural condition, but is in need of some decoration on the interior.

*Ground floor:* Living room (32 sq m), dining room (43 sq m), lounge (36 sq m).

*First floor:* 3 bedrooms (36, 25 and 20 sq m), library (26 sq m), bathroom, wc.

*Second floor:* 5 bedrooms. The attic (80 sq m) is suitable for conversion.

The property has oil fired central heating.

There are several outbuildings, an old chapel and a farmhouse that was renovated 3 years ago.

17.5 acres – the land surrounds the buildings and includes 3.5 hectares of AOC Marcillac vines.

**954,000 Euros**  
*(agent's fees incl)*

**SH 3972NC**

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.