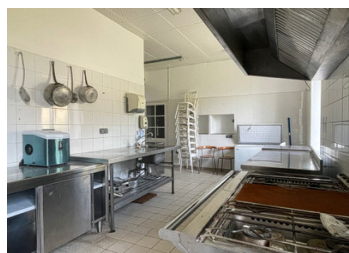


Estate comprising a chateau, outbuildings and a chapel. Set in a 12 ha park combining garden and woodland.



INFORMATION

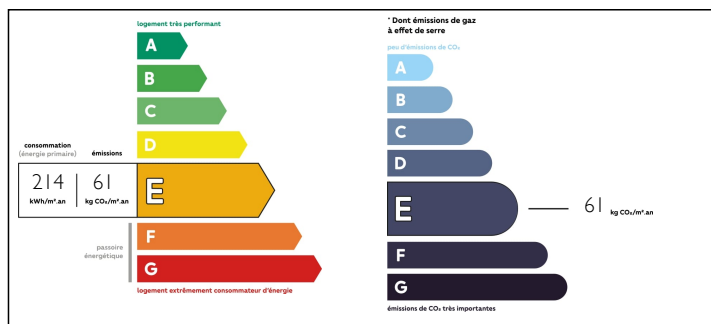
Town:	Savigny-Lévescault
Department:	Vienne
Bed:	9
Bath:	8
Floor:	630 m2
Plot Size:	118730 m2



IN BRIEF

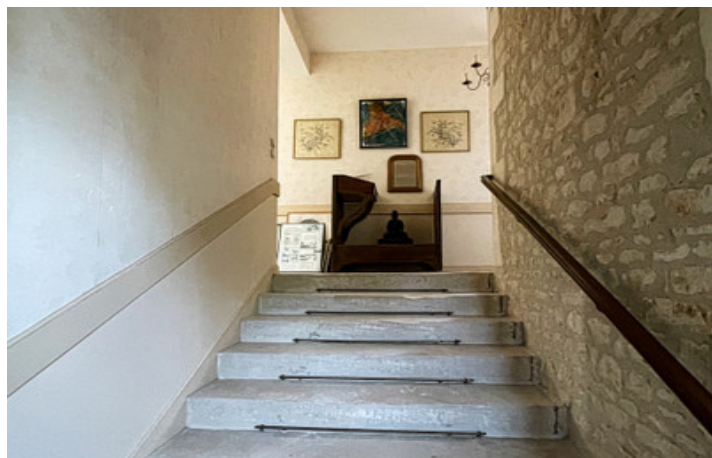
Magnificent domain comprising a chateau offering 630 m² of living space, a series of outbuildings and a chapel located in the middle of the south-west wing. A wall, with a gateway and pedestrian gateway in the centre, flanked by two circular towers, closes off the courtyard which features a rectangular pond. Its proximity to the centre of Poitiers (15 minutes by car) and the Futuroscope Park (20 minutes by car), less than 15 minutes by car from the exhibition centre and 20 minutes from the congress centre, makes it an ideal location for a bed and breakfast business. Paris is only 350 km away by car. Poitiers airport is 24 km away. On the ground floor, the château comprises an entrance hall, a lounge, a large dining room, an office/library and a large fully-equipped kitchen. There is also a fully equipped professional kitchen. Upstairs, there are 7 large bedrooms, each...

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.



DESCRIPTION

The chateau offers approximately 630 m² of living space, comprising:

Ground floor.

Kitchen (35 m²)

Living room (50 m²)

Cloakroom (8 m²)

Entrance hall (20 m²)

Library/Office (17 m²)

Dining room (38 m²)

Professional kitchen (29 m²)

Refrigerated room (18 m²)

Sanitary (9 m²)

Entrance (5 m²)

Attic above (31 m²)

First floor

Landing providing access to 4 spacious bedrooms each with en-suite.

Bedroom 1 (25 m²)

Bedroom 2 (33 m²)

Bedroom 3 (30 m²)

Bedroom 4 (27 m²)

Second floor

Landing providing access to 3 spacious bedrooms each with en-suite.

Bedroom 5 (66 m²)

Bedroom 6 (30 m²)

Bedroom 7 (37 m²)

2 bedroom Gite (46 m²)

Nestled in the heart of a 12-hectare park combining garden and woodland. If you're a history lover, a nature enthusiast in search of the great outdoors, or looking for a business venture, you won't be able to resist the charm of this unique setting!

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

LOCAL TAXES

Taxe foncière: 1297 EUR

NOTES