

Offers considered for this majestic five bed chateau nestled with two gites, in ground pool, 2 saunas, hot tub, barn, outbuildings, parkland & lake



INFORMATION

Town:

Department: Vienne

Bed: 10

Bath: 8

Floor: 620 m²

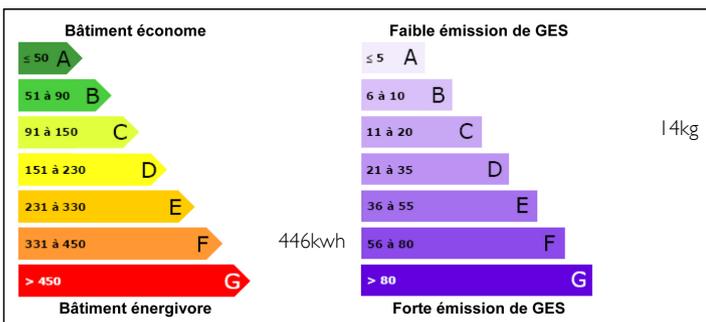
Plot Size: 54717 m²



IN BRIEF

Fabulous XV and XVII chateau in a idyllic setting surrounded by countryside is on the edge of a village. The chateau itself has 383m² of habitable space, cottages have 126 m² and 109m² . All well maintained, sympathetically double glazed throughout, with potential for expansion if desired.

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

In more detail Double doors opening into entrance hall/hall d'entée (31m²) Double doors leading to dining room/salle à manger (38,10m²) with underfloor heating & wood burning insert Double doors leading to lounge/Salon (26,30m²) with woodburner Bathroom-loo/salle de bains et WC (8,30m²) Office/bureau (11,50m²) Kitchen/Cuisine (29m²) with woodburner Back kitchen/ Arriere cuisine (13,40m²) Back entrance/Entrée 2 (9,10m²) leading to a shower roomloo/ Salle de bains et WC (4m²) Sitting room/ Sejour (28,90m²) with decorative (& functional) Godin woodburner Lovely old staircase leading to Landing/pallier (30,20m²) Bathroom/salle de bain with closet 5 bedrooms/chambres (22,60m²) (23,60m²) (21,50m²) (19,60m²) (22,50m²) Turret room/boudoir (7,20m²) Stairs to loft/grenier (83,00m²) and turret room which could provide an extra 2 - 4 bedrooms. There are also 2 saunas, workshop of 100sqm which would be possible to convert into another gite, stone potting shed of 15sqm,, ancient washroom, huge barn (278m²) that has been re roofed, various animal sheds and a shower and WC close to the 12 x 6m pool. Cottage 1 has a kitchen of 13sqm, dining room (15sqm) shower room, salon of 25sqm with woodburner in Charentaise fireplace, and upstairs a mezzanine of 11sqm, bathroom, and 3 bedrooms (2 x 11sqm + 18sqm). Cottage 2 is on one level and has a lounge of 7sqm, kitchen, dining area, bathroom, and 2 bedrooms of 9sqm & 15sqm. It would be possible to add more rooms upstairs The chateau & buildings stand in their own parkland with a formal garden & pond...

LOCAL TAXES

Taxe foncière:

1100 EUR

NOTES