

Magnificent Chateau fully renovated set in mature parkland and extensive equestrian facilities

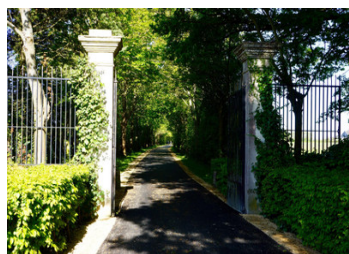


## INFORMATION

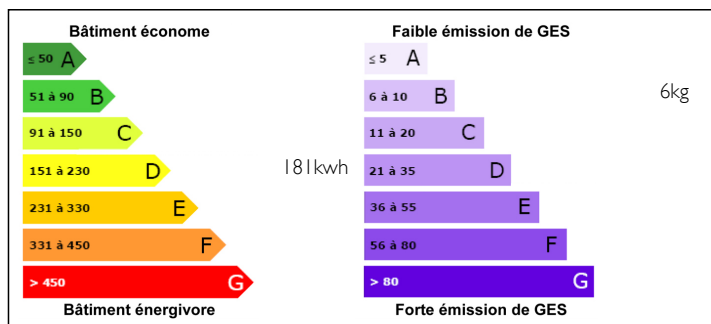
Town:	Charentonnay
Department:	Cher
Bed:	18
Bath:	10
Floor:	760 m2
Plot Size:	128437 m2

## IN BRIEF

This fully renovated 8 bedroom Chateau lies in 32 acres of mature parkland close to La Charite-sur-Loire in the beautiful Loire valley and just a 2 hour drive to Paris. The property also boasts another 10 bedrooms and 8 bathrooms in surrounding buildings, numerous equestrian facilities and a stunning walled garden.



## 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 long tree lined drive provides access to this privately owned boutique Chateau nesting in it's glorious parkland and giving access to the numerous equestrian facilities. Built in 1895 this is a classic French Petit Chateau with an interesting history that can be supplied on request. Located in the garden you will find the swimming pool area, this is a raised deck with a 10 meter pool, outdoor kitchen, toilet and shower plus a car port to the side.

The fully renovated and climate controlled Chateau has impressive reception rooms, massive dining room and kitchen on the first floor. The next 2 levels have 8 large bedrooms, 4 en suite luxury bathrooms, a further bathroom and 3 toilets. Further accommodation renovated to a high standard that could offer a very good rental income are as follows

2 bedroom cottage with bathroom and toilet

1 studio apartment including bathroom

A gite that includes 1 studio apartment with ensuite plus 3 other ensuite bedrooms

A caretakers house that includes 3 bedrooms, 2 bathrooms.

There is a further Machinery shed and workshop.

The extensive professional equestrian facilities are listed below and are all located within the grounds of the Chateau.

Full size under cover arena

Outdoor grass arena

6 horse rubber matted covered horse walker

Multiple fenced paddocks with field shelters

10 horse stable block with 3 wash bays , tack room, laundry facilities and blanket storage room, farrier standing area

This is a unique and exceptional property located in a tranquil environment close to all essential amenities and...

## LOCAL TAXES

**Taxe foncière: 3029 EUR**

## NOTES