LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34878AKB86 Price: 1 430 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 363 853 EUR without fees)

Beautiful 19th-century château and equestrian estate with numerous outbuildings in 25 hectares near Loudun.















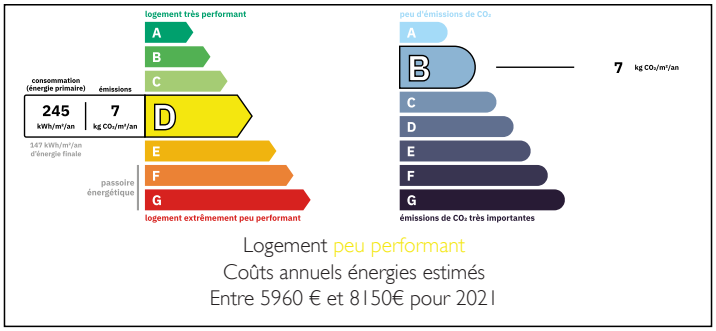
INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	8
Bath:	4
Floor:	488 m2
Plot Size:	249730 m2

IN BRIEF

Less than 5 minutes from the centre of historic Loudun, this stunning 19th century château has wonderful original features. Its numerous outbuildings and troglodyte cellars offer potential for tourist or business activity. Sitting in 25 hectares of woodland and meadows, this property is ideal for equestrian enthusiasts.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5960 € et 8150€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**5281 EUR**

NOTES

DESCRIPTION

Entering through the gates to the property, the driveway sweeps up to the château. Up a couple of stone stairs, via a covered porch, you enter into the entrance hall (33m²) with original floor tiles, wooden wall panelling and fabric wall coverings which runs the length of the property with a door at the end to the garden. The stunning wooden staircase to upper floors is in the centre of the hall. To the right of the entrance, is a study (13m²) with marble fireplace. To the left, are three rooms, separated by internal glass doors. The first room is a large living room (37m²) with fireplace with insert and built-in wall cupboard; the second is a smaller living room (28m2) with large glass doors to the hallway. The third room is the dining room (36m²) with original fireplace, built-in sideboard, built-in wall cupboard and beautiful fabric wall coverings. The three rooms have parquet flooring, mouldings and original coffered ceilings and each have doors which open on to the terrace overlooking the garden below. To the right of the hallway, there is an anteroom (3m²) with built-in cupboard and WC (1m2) leading to the fitted and equipped kitchen (15m²) with door to outside. Continuing through is an adjoining dining room (14m²) which has a door to the garden. Down a couple of steps from the kitchen is a shower room (4m²) and a door giving access to two cellars (7m2 & 19m2) the...