LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36232FO16 Price: 3 286 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (3 100 000 EUR without fees)

Magnificent 19th-century château with its own private island, swimming pool and tennis court















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Jarnac
Department:	Charente
Bed:	13
Bath:	12
Floor:	1255 m2
Plot Size:	25759 m2

IN BRIEF

"The house shelters daydreaming, the house protects the dreamer, the house allows one to dream in peace."
— Gaston Bachelard, The Poetics of Space.

Some properties impress. Others simply feel like home.

This exceptional château combines the grandeur of a historic French estate with the comfort and practicality of everyday family life. Set within magnificent private grounds yet only a short walk from shops, restaurants and excellent schools, it offers a rare balance between complete privacy and village life.

Impeccably maintained throughout, the château offers over 1,250 m² of elegant accommodation comprising thirteen bedrooms, most of them with their own ensuite bathroom. Conceived as a family

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: **13523 EUR**

NOTES

DESCRIPTION

The château also houses the classified Leroux Collection, an exceptional ensemble of works by the celebrated Leroux family of artists—among them Prix de Rome laureates Auguste and Georges Leroux—adding an important artistic dimension to the estate's architectural and historical significance.

FURNITURE: The château is sold complete with its carefully assembled collection of period furniture, historic tapestries, antique chandeliers and lighting, paintings, oriental carpets and decorative works of art, preserving the elegance and authenticity of its historic interiors.

The numerous outbuildings offer exceptional potential for restoration and adaptation, whether as additional guest accommodation, leisure facilities, workshops or other projects inspired by the future owner's vision.

PROPERTY SUMMARY

- Lower Ground Floor: Hallway, former kitchen, WC, storage room, hall, cold room, fitness room, wellness/spa area, sitting room, two wine cellars, storage area, boiler/laundry room, service staircase.

- Ground Floor: Entrance vestibule, central hall with monumental stone staircase, billiard room, two reception rooms, dining room, kitchen, WC, storage room, terrace.

- Mezzanine Level: Linen room.

- First Floor: Landing and corridor, six bedrooms, five ensuite bathrooms, one ensuite shower room.

- Second Floor: Landing and corridor, seven bedrooms, four ensuite bathrooms, two ensuite shower rooms.

- Exterior: Electric entrance gate, gravelled courtyard, terrace, caretaker's house, numerous outbuildings, landscaped park with private island, swimming pool,