

Renovated and furnished eight bedroom château with heated salt water pool in the centre of a village



INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	8
Bath:	5
Floor:	406 m2
Plot Size:	1658 m2



IN BRIEF

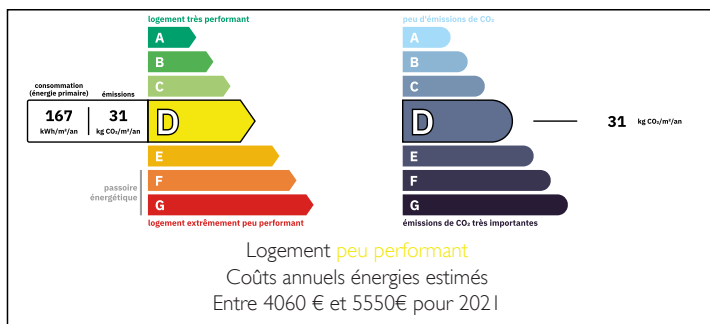
Originally built for the love of a local nobleman, this château has a romantic history spanning more than 150 years.

Set in remarkably private walled and hedged grounds, raised above street level, the property features an in-ground, all-season heated Roman-style saltwater swimming pool, air conditioning, extensive entertaining areas and video-intercom-controlled access.

The property has undergone a comprehensive renovation, including electrics, plumbing, air conditioning, central heating, windows, pool heating, bathrooms and a gourmet commercial-sized kitchen. The château is being sold fully furnished and equipped, making this a genuine turnkey purchase to enable you to enjoy the château from day one. Simply arrive with your personal belongings and move straight in.

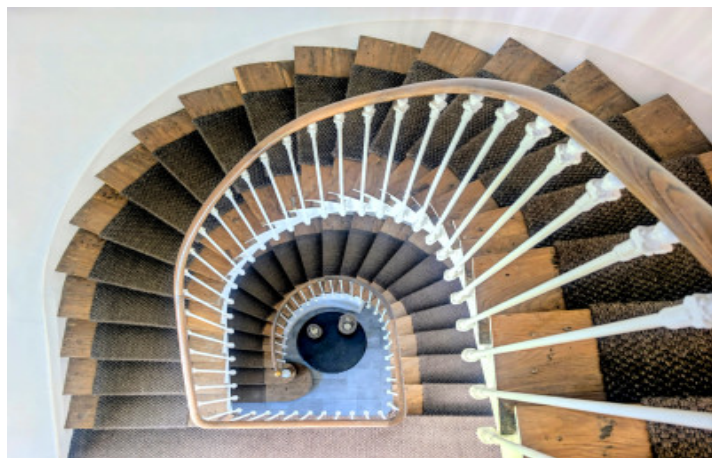
This is currently a private home, although previously it was successfully operated as a 5-star-rated holiday

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.



LOCAL TAXES

Taxe foncière: 2881 EUR

NOTES

DESCRIPTION

GROUND FLOOR

The château is entered through two massive solid oak doors with wrought-iron fittings, opening into a generous entrance hall.

To the left is a beautiful circular oak staircase with ornate iron railing, finished with a custom woven sisal runner, which rises through the upper levels of the house.

To the right, through two antique oak doors, is the new gourmet commercial-sized kitchen, centred around a magnificent old stone fireplace. Within the château-style fireplace sits a very large commercial gas and electric cooker with double oven, six gas burners and hotplate.

The kitchen also features a large double-door refrigerator with icemaker, separate wine refrigerator, stunning three-metre marble centre island and custom stainless-steel countertops.

Adjoining the kitchen is a laundry and utility room with large 17kg washing machine and dryer, utility sink and extensive cupboards.

To the left of the entrance hall is Bedroom 1, furnished with a double bed and an en-suite within the room incorporating a shower, sink and WC.

A further door leads to two large storage rooms with extensive shelving, and there is also a separate WC in the hallway.

From the entrance hall, two beautiful antique oak doors open into the substantial living room, featuring a lovely working Napoleonic black marble fireplace. Windows have electric shutters and overlook the private rear grounds, swimming pool, entertainment area and raised gazebo. Fibre Wi-Fi and satellite TV connections are located within the room.

Double French doors provide direct access from the living room to the rear grounds.

To the left of the...