LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39544FNM79 Price: 985 000 EUR

agency fees to be paid by the seller

The Clisson Estate 14, 19 and 20, separate cottage in a 50s/60s style, heated swimming pool and tennis court

EXCLUSIVE















INFORMATION

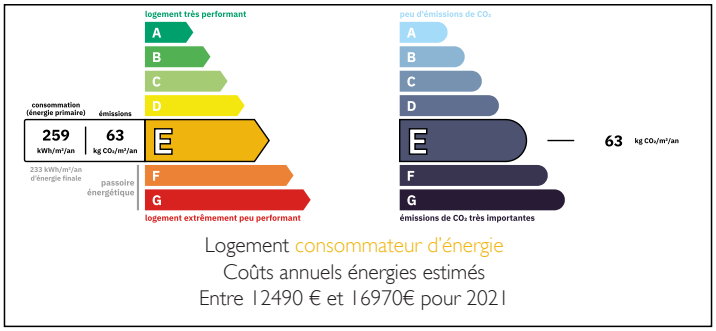
Town:	Geay
Department:	Deux-Sèvres
Bed:	12
Bath:	7
Floor:	444 m2
Plot Size:	24922 m2

IN BRIEF

We present to you a beautiful estate that bears witness to several centuries of history, with a heated pool and a tennis court. Combining elegance, charm, and modern comfort. The main entrance is accessed by passing under a centuries-old dovecote. The main outbuilding, which can be used as a guest house, as well as the large barn (180 m²) with paved flooring, offers a garage for several vehicles or even a space for various events.

Close to a golf course, all amenities are just a few minutes by car; Bressuire 15 minutes, Thouars 20 minutes. Nantes Airport 1h20, Poitiers Airport 1h10.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 12490 € et 16970€ 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.







LOCAL TAXES

Taxe foncière:	**1304 EUR**
Taxe habitation:	**1402 EUR**

NOTES

DESCRIPTION

The Clisson Estate

In the heart of a vast 2.5-hectare (25,260 m²) property, this small 420 m² castle, with its oldest parts dating back to the 14th century, embodies the timeless charm of a historic residence. With 17 rooms, including 8 spacious bedrooms, it offers a living environment conducive to relaxation and socializing. Upon entering the estate, visitors pass under the arch of the dovecote, likely built at the same time as the castle's first section. The large number of boulins (pigeon nesting holes) it contains clearly indicates the extent of the original owners' possessions, as each represented 1 arpent of land (about 128 ares per arpent on average). The main access to the building is through the tower located at the corner of the two wings. After passing through the massive entrance door and leaving the venerable stone staircase to the right, which leads to the upper floor, a door opens directly ahead onto the spacious dining room (80 m²).The dominant color is red. The walls are paneled, the ceiling with exposed beams is shimmering, while on the floor, with an integrated heating system, the tiles are made of Burgundy stone. At the back of the room, an impressive granite fireplace occupies most of the wall.

On the left side, double doors lead to the spacious kitchen (33 m²), equipped with a beautiful old-style stove, still in operation, ideal for cooking enthusiasts. Also in the kitchen, a door opens both to...