LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41633FNM79 Price: 2 205 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (2 100 000 EUR without fees)

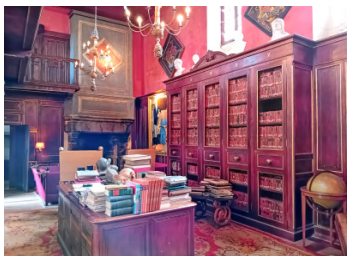
15th–17th-century moated castle, with airstrips, a holiday cottage, pool, a 15th-century chapel,outbuildings .















INFORMATION

Town:	Pierrefitte
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	1000 m2
Plot Size:	538909 m2

IN BRIEF

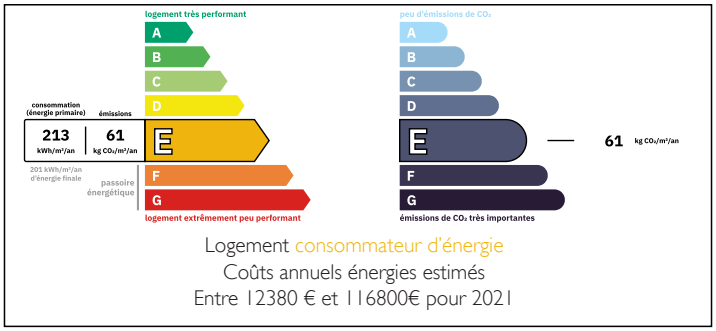
Close to Bressuire and Thouars, 70 km from Poitiers, this rare character property dating from 1735 enjoys a peaceful setting close to amenities.

The estate includes three certified airstrips measuring 480 m, 650 m and 1,120 m, a control tower and a 300 m² hangar for light aircraft. The château, entirely surrounded by a moat, offers 752 m² of living space over two levels, with generous rooms, fireplaces, turrets and a mezzanine.

A 15th-century chapel with sacristy requires restoration. There is also a swimming pool with pool house and summer kitchen.

A former farmhouse, converted into a 200 m² gîte in 2024, offers 5 bedrooms, shower rooms, flexible spaces and a private garden, ideal for hospitality or events. Numerous outbuildings include garages, a workshop, former stables, barns and an orangery.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 12380 € et 116800€ 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:	**4940 EUR**
Taxe habitation:	**3934 EUR**

NOTES

DESCRIPTION

Ground floor: A main entrance leads to the large dining room with fireplace, study, library lounge, games room, period kitchen, utility room, terrace with dining area overlooking the moat, billiards room and a large lounge with fireplace.

First floor: Five bedrooms, including four large en-suite bedrooms with shower rooms or bathrooms and WCs, two of which also have walk-in wardrobes.

Adjoining wing: A separate private apartment with its own entrance, fitted kitchen, living room opening onto the inner courtyard, bathroom, boiler room and laundry room. Upstairs, in the private section, there is a large en-suite bedroom, two further bedrooms, a study and access to a mezzanine.

The gîte: A former detached farmhouse converted in 2024, offering approximately 200 m² of accommodation with several flexible spaces, 5 bedrooms, shower rooms and a private garden.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr