

Stunning beautifully restored 19th century chateau 12 bedrooms, 9 bathrooms, centre of Aulnay, pool, garden.

EXCLUSIVE



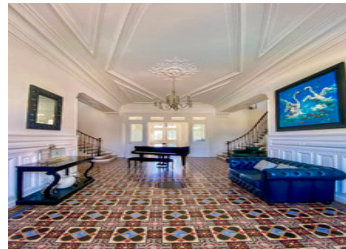
## INFORMATION

Town:	Aulnay
Department:	Charente-Maritime
Bed:	12
Bath:	9
Floor:	903 m2
Plot Size:	2498 m2

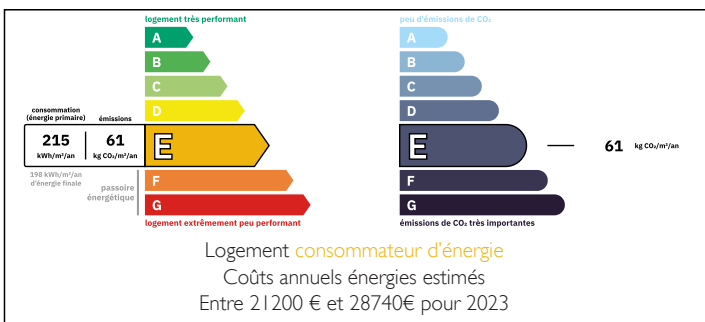
## IN BRIEF

Built in the 1870's, this is an impressive and carefully restored house over three floors. From the grand tiled entrance to the last bedroom, care has been taken to celebrate the original architecture and detail. Currently, the ground and upper floors are configured as the main house with a further studio and a 2-bedroom apartment on the lower level.

Aulnay is a popular market town with a range of shops and a supermarket. It is minutes to the future thermal spa town of St Jean D'Angely, where you find many bars, restaurants, a hospital, and a cinema. Well located within the Charente Maritime, you are an easy drive of around 45 minutes to the coast at Fouras and around an hour to La Rochelle and the ever-popular Ile de Re. Inland, around 30...

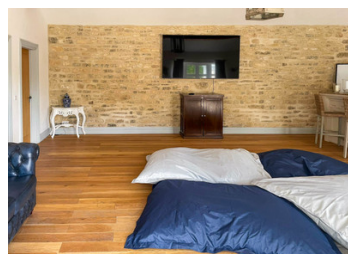


## ENERGY - DPE



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.



## DESCRIPTION

The main reception rooms are large and light, they include a billiard room, a living room and a grand dining room. The kitchen and utility rooms are fitted to a high standard. Two impressive staircases take you to the upper floors. The first floor has 4 large bedrooms, each with a generous bathroom en suite. On the second floor, there are a further 5 bedrooms and two bathrooms.

On the lower floor, the studio apartment has a kitchenette and separate bathroom. The two bedroom appartement has a living room, kitchen/dining space, and a bathroom. Both units have their separate entrances and could be used as rentals or for staff accommodation. There is also a small cinema room on this level for an extra touch of luxury (could also be used as a bedroom)

Externally, from the ornate gates and the sweeping drive with plenty of parking, you enter the walled grounds. The pool (12x6m) is heated and has the luxury of a poolside bar and terrace. There is a children's play area and well-established gardens. A further building currently housing a gym and social living space could add further guest accommodation if required.

Heating is provided from an oil-fired central system. The house has mains drainage.

The House in more detail;

Ground floor:

ENTRANCE HALL original black and white tiling runs from front to back of the house

LIVING ROOM (35m<sup>2</sup>)

BILLIARD ROOM (35m<sup>2</sup>)

DINING ROOM (35m<sup>2</sup>)

KITCHEN (28m<sup>2</sup>)

UTILITY ROOM (18m<sup>2</sup>)

WC

First floor:

BEDROOM 1 (30m<sup>2</sup>)...

## NOTES