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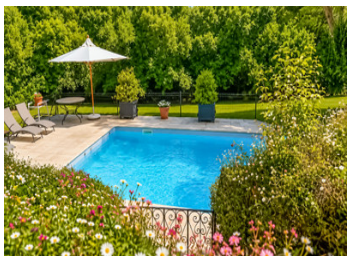
Ref: A45647DNP86 Price: 1 850 000 EUR

agency fees to be paid by the seller

Magnificent Turnkey Chateau, with Pool, Parkland and Exceptional Luxury living







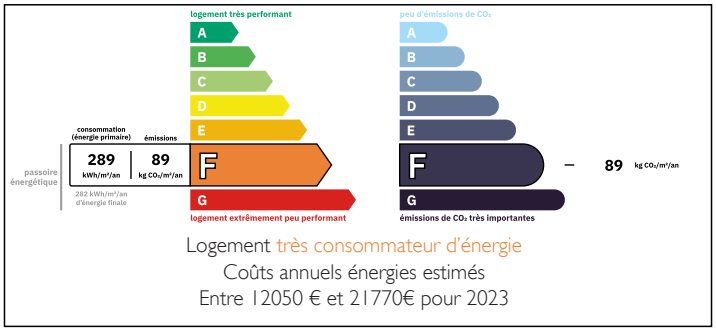








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 12050 € et 21770€ pour 2023

INFORMATION

Town:	Vaux-sur-Vienne
Department:	Vienne
Bed:	12
Bath:	8
Floor:	600 m2
Plot Size:	37470 m2

IN BRIEF

Commanding magnificent views across the surrounding countryside, this exceptional 18th-century château has been beautifully renovated to create a luxurious family home while offering outstanding hospitality and business potential.

The château comprises 18 rooms in total, including 8 bedrooms, elegant reception rooms, original fireplaces, and light-filled living spaces that combine period character with refined contemporary comfort.

Additional accommodation includes a caretaker's cottage, guest quarters, substantial barns, garages, and further outbuildings, providing flexibility for extended family, events, retreats, or commercial ventures.

Set within beautiful private parkland with a heated swimming pool, the estate offers privacy without

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:	**5460 EUR**

NOTES

DESCRIPTION

Ground Floor

* Entrance Hall: 15m²
* Dining Room with fireplace and access to covered terrace: 36.4m²
* Drawing Room with marble fireplace and bow window: 51.6m²
* Fully fitted Kitchen with fireplace and exposed beams: 29.5m²
* Back Kitchen / Pantry: 7.1m²
* Laundry Room: 11.3m²
* Corridor with service staircase: 16.4m²
* WC: 2.7m²

First Floor

* Landing and Hallways: 26.2m²
* Principal Bedroom: 29.1m²
* En-suite Bathroom with bath, Italian shower & WC: 11.3m²
* Balcony overlooking the park
* Bedroom 2: 25.9m²
* Marble fireplace
* Bedroom 3: 24m²
* Bedroom 4: 23.1m²
* Bedroom 5: 21.3m²
* Shower Room: 2.4m²
* Family Bathroom with WC: 8.3m²
* Bedroom 6: 16.5m²
* Additional Bathroom with WC: 3.7m²

Second Floor

* Landing and Hallways: 21.5m²
* Bedroom 7: 24m²
* Bedroom 8: 17.8m²
* Bedroom 9 / Office: 14.5m²
* Shower Room with WC: 5.1m²
* Convertible Attic: 49m²

Additional Accommodation

Caretaker's Cottage (approx. 120m²)