LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46937CB79 Price: 795 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR without fees)

Magnificent 19th Century Château with 9 bedrooms, 2-bedroom gîte, swimming pool, parkland and outbuildings















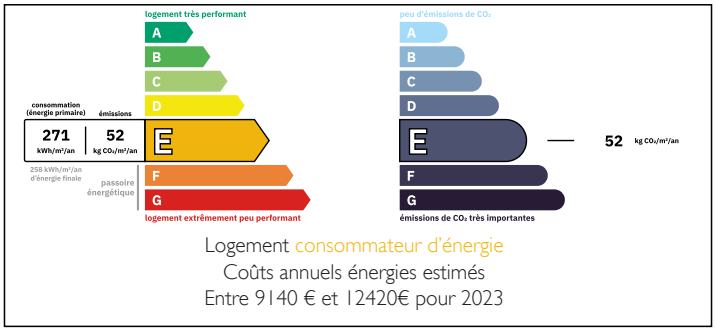
INFORMATION

Town:	Exireuil
Department:	Deux-Sèvres
Bed:	11
Bath:	7
Floor:	365 m2
Plot Size:	43037 m2

IN BRIEF

Superb 19th Century château overlooking Saint-Maixent-l'École from the heart of the sought-after village of Exireuil. Offering 9 bedrooms, an independent two-bedroom gîte, 12x4m swimming pool, extensive outbuildings and over 4 hectares (43,037m²) of parkland and gardens. Rich in original character and ideally located close to the TGV station, Poitiers and the A10 motorway.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9140 € et 12420€ pour 2023

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: **1818 EUR**

NOTES

DESCRIPTION

Standing proudly in an elevated position in the heart of the charming village of Exireuil, this elegant 19th Century French château enjoys beautiful open views towards the historic market town of Saint-Maixent-l'École. Combining timeless architecture with generous living space and over 43,037m² (just over 4 hectares) of gardens, woodland and parkland, this is a rare opportunity to acquire an exceptional country estate in one of the most accessible areas of Nouvelle-Aquitaine.

The château has been carefully maintained while retaining the character and grandeur expected from a property of this period. High ceilings, decorative mouldings, original parquet flooring, impressive fireplaces and the magnificent double-revolution staircase all contribute to its unique charm.

The accommodation extends over three floors, providing substantial and versatile living space.

The ground floor centres around the impressive entrance hall and staircase, leading to elegant reception rooms, a spacious dining room, fitted kitchen, utility areas, boiler room, WC and additional service rooms. The layout lends itself equally well to family life and entertaining.

The first floor offers five generous bedrooms, including two with en-suite bathrooms, together with a further family bathroom and separate WC.

The second floor provides four additional bedrooms, one with a shower room, together with a further bathroom and separate WC and grenier, making the château ideal for large families, multi-generational living or guest accommodation.

Two of the second-floor bedrooms each have their own private staircase leading into the château's towers, where delightful turret rooms create unique character spaces ideal for storage, reading rooms or simply...