



IMPRESSIVE EIGHT BEDROOM CHATEAU WITH  
GUARDIAN'S HOUSE, OUTBUILDINGS,  
SWIMMING POOL AND INCREDIBLE GROUNDS.



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## PROPERTY FACT FILE

REFERENCE	I05225DCO86
PRICE	€ 1,350,000 £ 1,160,258* *agency fees included: 5 % TTC to be paid by the buyer (1 285 715 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	721 m <sup>2</sup>
LAND	95539 m <sup>2</sup>
TOWN	Jazeneuil
DEPARTMENT	Vienne
LOCATION	Hamlet property
TYPE	Activité équestre
CONDITION	Good condition
FEATURES	Garage, Barns / outbuildings, Private parking

\*Price based on current exchange rate which is subject to change





- Spacious inside and out
- Business potential
- River frontage
- Not over looked, very private
- Heated pool

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Situated in the historic town of Jazeneuil, this beautiful chateau is placed ideally with local amenities only 5 km away and Poitiers 27 km, 114 km to La Rochelle for main line travel access.

## DESCRIPTIF

Through elegant electric, iron gates onto the beautifully maintained estate, exposing the impressive chateau and grounds. This chateau is simply stunning. It offers living space on 3 levels, with fuel central heating, tastefully decorated throughout.

In greater detail.

Chateau: Ground floor :

Lounge : 83 m2, dual aspect double doors, feature marble fireplace, decorated ceilings. Original features.

Drawing room : 45 m2, full length windows, marble fireplace.

Music room : 37 m2, marble fireplace, full length windows, panoramic views.

Library : 18 m2

Entrance 1 : 19 m2, beautifully crafted staircase,

Wc with sink 3 m2, cloak room 3m2

Original chapel : 17 m2

Entrance 2 : 10 m2

w.c,

Kitchen : 34 m2, Chimney and open fireplace, fully equipped, fitted kitchen with centre island.

Utility/laundry area : 15 m2,

Boiler room : 5 m2, cellar

Ancient kitchen : 38 m2, well presented living space

Level 1

Lobby 7 m2,

8 bedrooms,

4 Bathrooms with sink and w.c

3 shower rooms with w.c

dressing room

Level 2

5 attic rooms.

Guardians House: Ground floor

Entrance, w.c, living room, kitchen, office, boiler room.

Level 1 : 2 bedrooms, bathroom,

Outside :

Terrace, swimming pool, vast land and woodland with stream running to the side of the grounds showing picturesque views and impressive

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I05225DCO86>

COMPLETE FILE AND PHOTO ON REQUEST

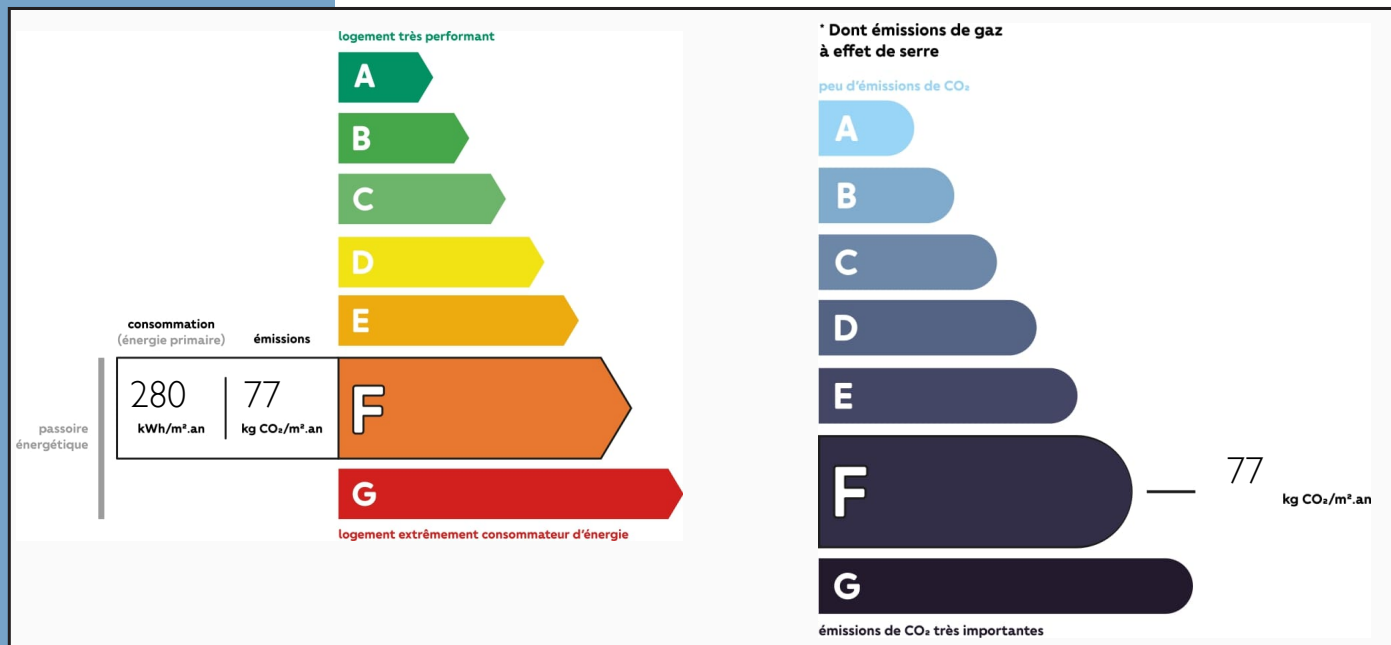


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : I05225DCO86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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