



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

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## PROPERTY FACT FILE

REFERENCE	105225DCO86
PRICE	€ 1,350,000 £ 1,140,291* *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	Maison de Vacances, Country House, Equestrian
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

\*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

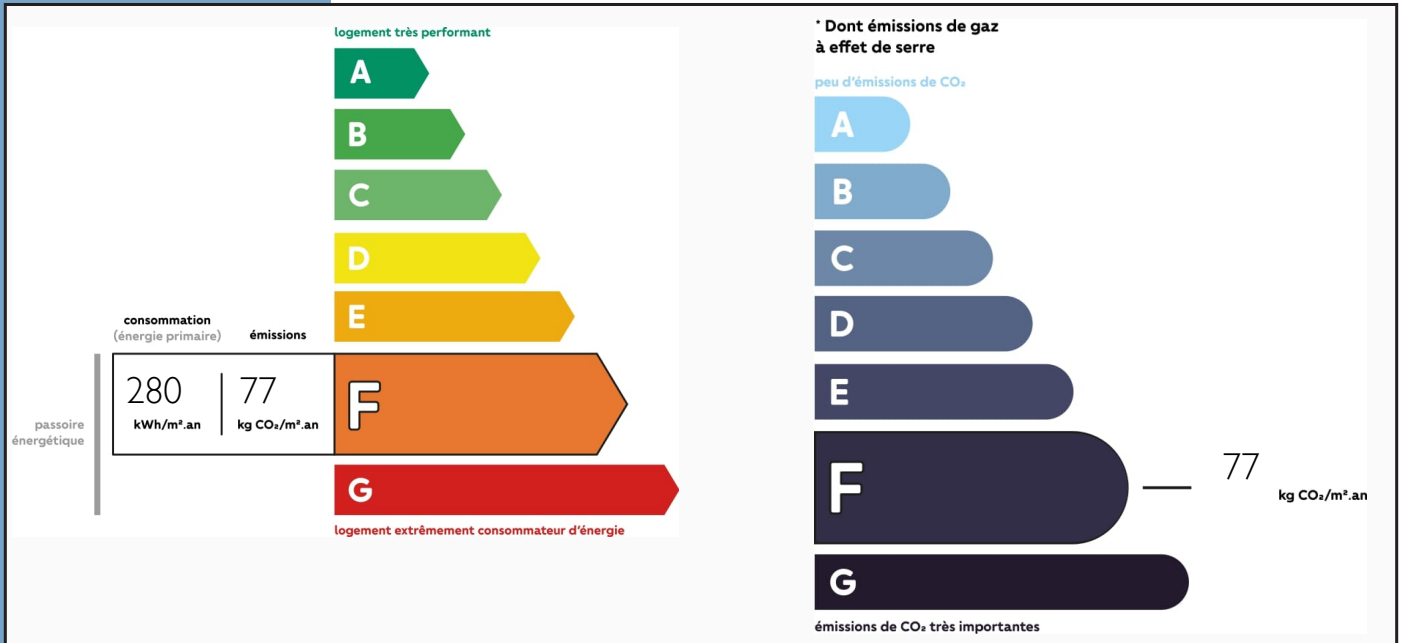


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## ENERGIE-DPE

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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : I05225DCO86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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