

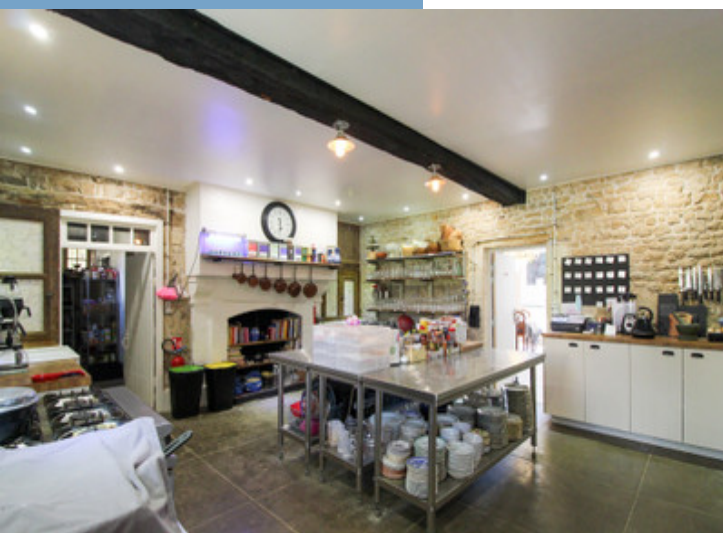


MAGNIFICENT 7-BEDROOM CHÂTEAU. IDEAL
FAMILY HOME & BNB/EVENTS BUSINESS,
UP-AND-RUNNING. 3.8 ACRES NEAR NIORT.

MAGNIFICENT
7-BEDROOM CHÂTEAU.
IDEAL FAMILY HOME &
BNB/EVENTS BUSINESS,
UP-AND-RUNNING. 3.8
ACRES NEAR NIORT.

DESCRIPTION

Recently restored, this beautiful residence is a magnificent family home while offering a wealth of options for a special events/accommodation activity. The Château is already well-known locally and further afield due to its starring role on Ch4's Escape to the Chateau DIY. It has been renovated to a very high standard by the current owners, who have also worked hard to restore it to its rightful place in the hearts and life of the local community. Whilst preserving the original features, renovation work has included insulation, roof repairs, the creation of a self-contained Apartment and studio/gîte, together with its much-loved stylish Vintage Tea Room (fully licensed), Bed and Breakfast Suites and Artist's Barn. Architectural plans and permissions to create a further 6 gîtes, a restaurant and a large reception room have already been obtained. Nearest Shops, schools etc : St Maixent L'École 4km Airports: Poitiers 50km, La Rochelle 100km

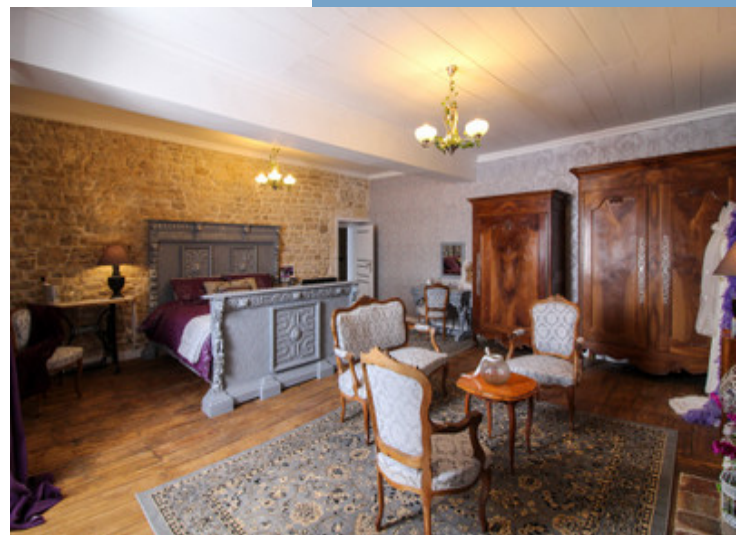


PROPERTY FACT FILE

REFERENCE	I19446TLO79
PRICE	€ 821,500 £ 687,045* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	552 m ²
LAND	15441 m ²
TOWN	Saint-Maixent-l'École
DEPARTMENT	Deux_Sevres
LOCATION	Hamlet property
TYPE	Bed and Breakfast ,
CONDITION	
FEATURES	Wheelchair friendly, Barns / outbuildings, Private parking
	*Price based on current exchange rate which is subject to change

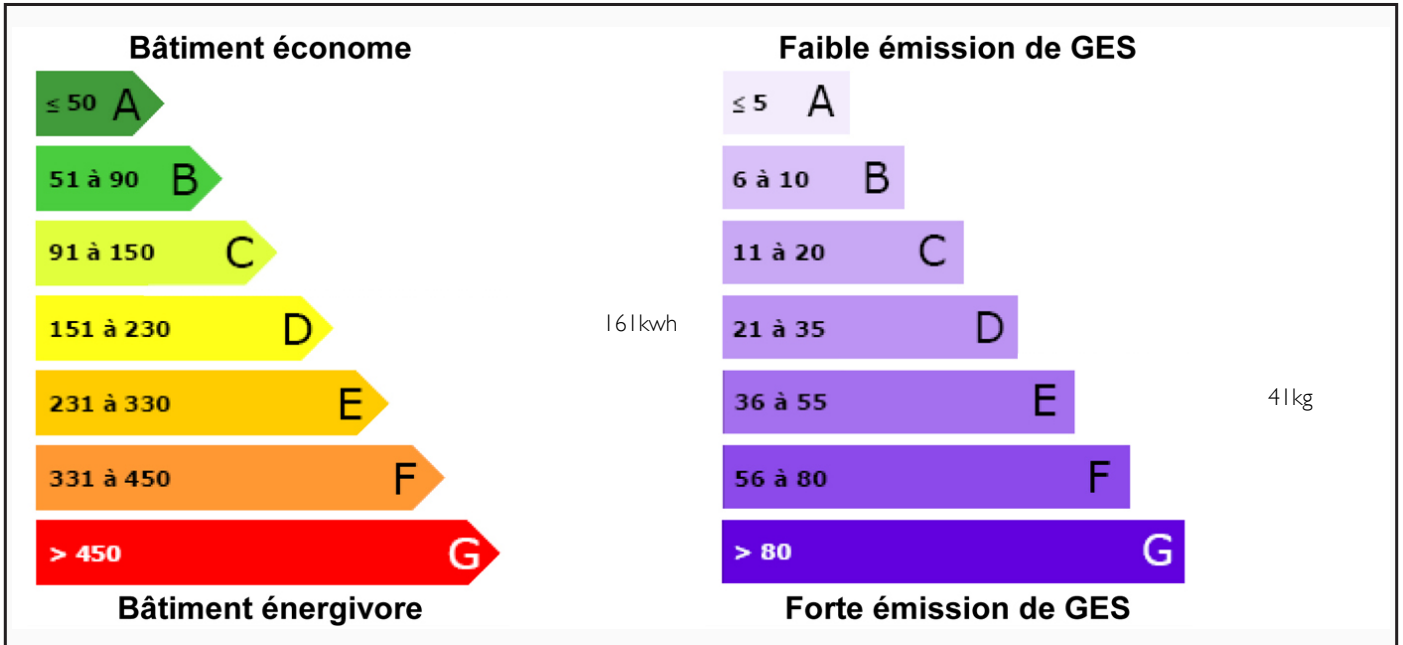
MAGNIFICENT
7-BEDROOM CHÂTEAU.
IDEAL FAMILY HOME &
BNB/EVENTS BUSINESS,
UP-AND-RUNNING. 3.8
ACRES NEAR NIORT.

With its exposed stone walls and stone staircase, beams, mouldings, tower and two large vaulted cellars, the many original features of this beautiful property will charm you, as well as the comforts offered by the recent improvements and the layout and decoration of the interior. Just 30 mins from the main town of the Deux Sèvres region, Niort, the Château is ideally placed for exploring the region, with lots to see locally including the Marais Poitevin (Green Venice), Futuroscope and the beaches at the coast. Ground Floor: • Entrance Hall [28m²] • Drawing Room [37m²] with wood-burning stove • Kitchen [30m²] with Back-Kitchen with two further storage rooms • Dining Room [21m²] • Breakfast Room [32m²] used as the Vintage Tea-Room, with liquor license and conforming to requirements for receiving the public • Two WCs, one of which is for disabled use • The spacious Terrace looks over the grounds and is accessible from three Reception rooms as well as from the garden. • Large Boot Room housing boiler. First Floor: • Self-contained Apartment [60m²] with double bedroom, living room and kitchen area, shower room and WC. • Seven generous bedrooms, five with ensuite bathrooms. Second Floor: • Fully-insulated large space of approx 200m² with exposed beams/timbers and double height ceilings, with all utility connections and preparations made for the conversion of this former servants' accommodation into a Master Suite with bathroom in the turret, kitchen and large living/dining room, plus second bedroom with shower room. • Below the Chateau, a stone staircase leads to two large and wonderful vaulted stone wine-cellars, an old 'laboratory' or food-preparation area, and a further large room. Architect's plans and permissions have been obtained for the creation of two reception rooms in the cellars, restaurant, kitchen and 2 WCs. Outside : • Small lake with water-side wooden pavilion – perfect for picnics and apéritif • A pretty studio-style gîte [37m²] in excellent condition with kitchenette, bathroom and WC. • Various stone outbuildings around an interior courtyard including: stables, garage, cowsheds, and a large barn, all with Architect's plans and Planning Permission for the creation of 6 gîtes and a reception room/events room (which could accommodate 80-100 guests) • Opposite the main Château building is a former dovecote, a hunting lodge and a wood-shuttered barn - the latter two perfect for the creation of dormitory-style accommodation – ideal for groups of touring cyclists etc. Total land 15,441m² (1.54 hectares or 3.8 acres).



MAGNIFICENT 7-BEDROOM
CHÂTEAU. IDEAL FAMILY
HOME & BNB/EVENTS
BUSINESS, UP-AND-RUNNING.
3.8 ACRES NEAR NIORT.

ENERGY-DPE



IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr