



IN THE SOUTH LOIRE VALLEY, A RENOVATED
CHATEAU WITH ALL THE COMFORTS , WITH
OLD FEATURES, IN A WOODED PARK.

IN THE SOUTH LOIRE VALLEY, A RENOVATED CHATEAU WITH ALL THE COMFORTS , WITH OLD FEATURES, IN A WOO...



PROPERTY FACT FILE

REFERENCE	A13283
PRICE	€ 895,000 £ 744,685* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	365 m ²
LAND	40000 m ²
TOWN	Richelieu
DEPARTMENT	Indre_et_Loire
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Preservation of original features
- High comfort, 2 central heating systems
- Close to all amenities
- 10x5 heated pool with pool house
- 4 ha park with trees and meadows

IN THE SOUTH LOIRE VALLEY, A RENOVATED CHATEAU WITH ALL THE COMFORTS , WITH OLD FEATURES, IN A WOO...

Ref : A13283

Come and discover this castle located at the crossroads of Anjou, Touraine and Poitou in a region called Haut-Poitou, more precisely in the Vienne, 12 km from Richelieu and about 30 km from the Loire.

This tuffeau castle flanked by two machicolated towers is situated

DESCRIPTIF

The current owners of this medieval castle have contributed to creating a house for family reunions over the last 10 years, providing undeniable comfort with its efficient central heating, double glazing on old windows and its outdoor swimming pool heated by a heat pump.

We are in a region with a mild climate as it is situated about 50 km south of the Loire. We are therefore in a large melon producing region, and there are also good asparagus and strawberry producers . The local markets of Richelieu on Fridays and Loudun on Tuesdays allow you to buy from local producers.

In winter the area is also known for the production of melanosporum truffles. And of course the vineyards of Chinon and Saumur are nearby.

A small country road with little traffic allows you to reach the automatic gate giving access to the tree lined driveway leading to the entrance of the château.

GROUND FLOOR

A beautiful and bright entrance hall of approx. 20m2 with encaustic tiled floor, beautiful wallpaper and beams.

On the right, a large 42m2 living room with magnificent parquet floor, beams, bright and flowery tapestry and a spectacular fireplace. Following the lounge, in the tower, a 13 m2 study with exposed stone walls.

To the left of the entrance, the 45 m2 dining room with wooden floor, beams and flowery tapestry, has a fireplace equipped with a central wood heating system relayed if necessary by a gas heater. Following the dining room, in the tower, is another office of approximately 13 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A13283>

COMPLETE FILE AND PHOTO ON REQUEST

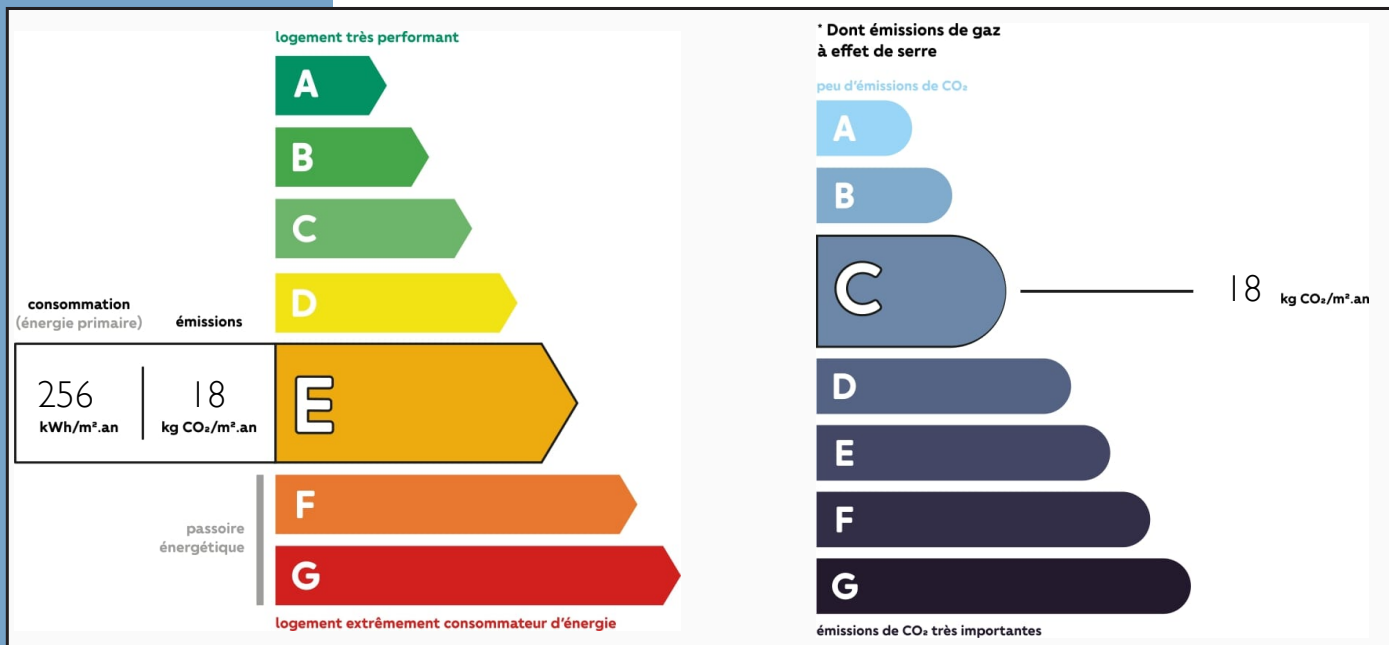


IN THE SOUTH LOIRE VALLEY
A RENOVATED CHATEAU
WITH ALL THE COMFORTS ,
WITH OLD FEATURES, IN A
WOO...

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

Ref : AI3283

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :AI3283
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr