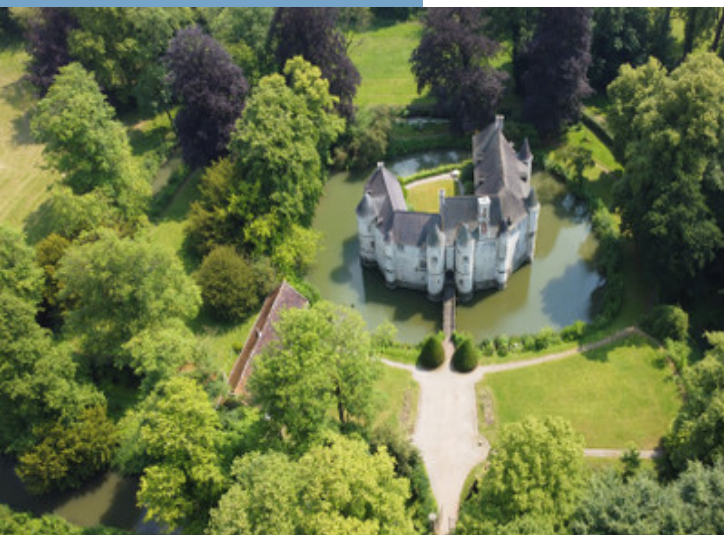




MAGNIFICENT UNIQUE FAIRYTALE CHÂTEAU IN
CHARMING SECLUDED GROUNDS. EXCELLENT
CONDITION. PARIS AIRPORT 2 HOURS.

MAGNIFICENT UNIQUE
FAIRYTALE CHÂTEAU IN
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GROUNDS. EXCELLENT
CONDITION. PARIS
AIRPO...



PROPERTY FACT FILE	
REFERENCE	A30122GBR62
PRICE	€ 2,198,000 £ 1,828,846* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	512 m ²
LAND	65663 m ²
TOWN	Aire-sur-la-Lys
DEPARTMENT	Pas_de_Calais
LOCATION	
TYPE	Gîtes, Gite Complex, Family Home
CONDITION	Good condition
FEATURES	
*Price based on current exchange rate which is subject to change	



- Historic Château
- 2 hours from Charles de Gaulle Airport Paris.
- Modern Amenities and Comfortable
- Exclusive Privacy and Security
- Unique Investment Potential

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GROUNDS. EXCELLENT
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This striking white, elegant 15th-century château is 2 hours from Charles de Gaulle Airport, Paris.

In excellent condition, set in 16.2 acres (706,790 sq. ft) of parkland with a double moat, working drawbridge, and turreted towers.

DESCRIPTIF

This rare property has only been owned by two families since 1799. It is nestled in a picturesque valley, the Château boasts many stories over the centuries. Today, the Château stands as an exceptional, unique, and well-preserved example of medieval architecture. It is in excellent condition, not requiring any structural work, and it benefits from the status of being a "historic monument," which means that 100% of maintenance costs can be deducted before taxes in France and that also includes the Tax Foncier, which is only €2,652.

Originally, it was completely circular, offering protection from small groups of marauding soldiers. It is encompassed by a double moat, home to large fish and a pair of black swans. Access is via a working drawbridge, as shown in the video for this property. The castle's circular design features an inner courtyard adorned with towers, turrets, and buttresses. The elegant white stone walls are clunch (hard chalk), which was used in Roman times. It lends the castle a timeless and resplendent appearance. Clunch, when first quarried, is wet and can be cut by a saw, but when dried out, becomes a hard, durable material that is difficult to work. The terrace overlooking the moat was created in the 18th century, when the south-facing wall was removed. The only visible remaining defenses are the arrow ports in the north tower and the working drawbridge.

Inside, the ground floor offers an impressive 198m² of living space, including a spacious napoleo



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A30122GBR62>

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

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 :A30122GBR62
FILE COMPLETE
AND PHOTOS
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