



MAGNIFICENT CHÂTEAU DATING FROM THE
19TH CENTURY WITH COMMERCIAL POTENTIAL,
3 HECTARES PARKLAND NEAR SAINTES

MAGNIFICENT CHÂTEAU
DATING FROM THE 19TH
CENTURY WITH
COMMERCIAL POTENTIAL,
3 HECTARES PARKLAND
NEA...



PROPERTY FACT FILE	
REFERENCE	A35819MIR17
PRICE	€ 950,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (896 227 EUR hors honoraires)</small>
BEDROOM	10
BATHROOM	2
ACCOMMODATION	650 m ²
LAND	29000 m ²
TOWN	Écurat
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Hotel, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 550m2 living space in château
- Commercial potential (wedding venue, hotel, event)
- Outbuildings to develop - further gites or stables
- A gite currently in use for holiday rental
- A separate 4 bedroomed house

MAGNIFICENT CHÂTEAU
DATING FROM THE 19TH
CENTURY WITH
COMMERCIAL
POTENTIAL, 3 HECTARES
PARKLAND NEA...
Ref : A35819MIR17

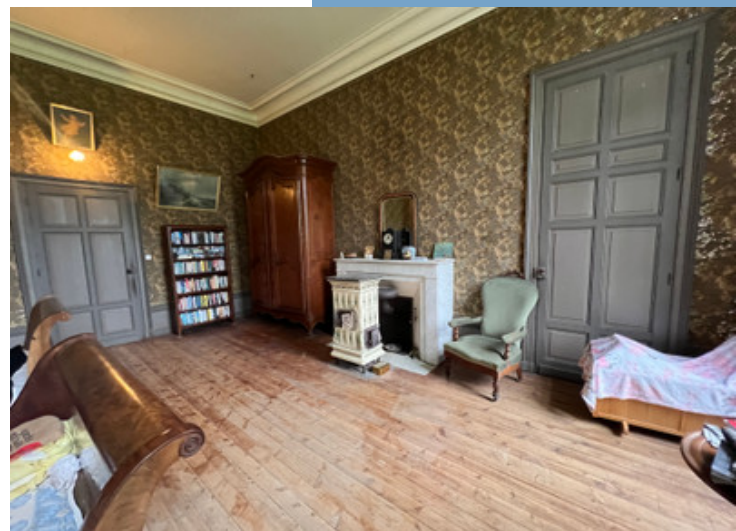
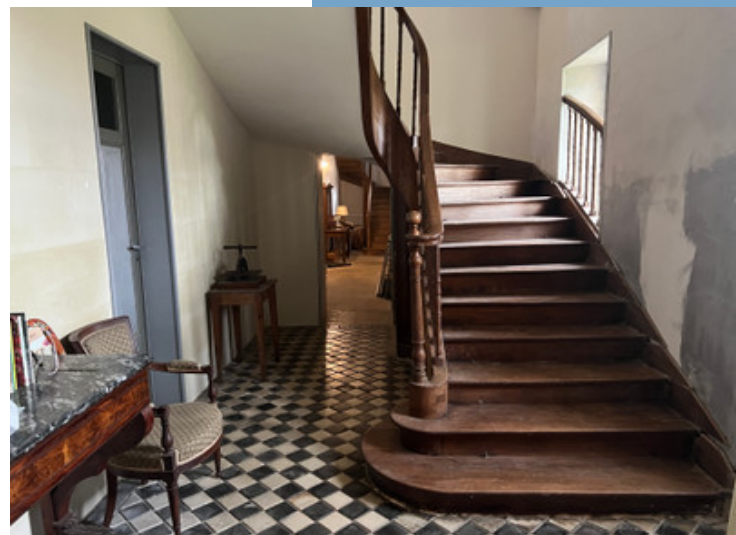
Set in nearly 3 hectares of peaceful parkland, this impressive 19th-century château combines historical charm with exceptional development potential. Located just minutes from the Roman town of Saintes and only a short drive to the Atlantic coast, the property offers easy access to the A10 motorway and TGV connections to Paris and

DESCRIPTION

Set in its own private park, you reach the château along a private drive, the château's two elevations are identical and characteristic of the neo gothic style, are ornate with coats of arms, and imagery. The current owners have been renovating the château for the past 7 years and have completed some of the major restoration work, including the facades and some of the outbuildings. There is clear potential for an exceptional family home or for more commercial projects including a boutique hotel, event space, location for marriages with accommodation or other similar projects. The property is not listed. In addition to the current spaces, there is a wide array of outbuildings still to be purposed.

You enter the château through double doors on the ground floor into a generous double aspect hallway tiled in black and white tiles. This leads to a variety of large reception rooms including the double aspect kitchen, which is a large airy room with high ceilings and a wood burner (would make a good professional kitchen) it has an array of utility kitchens. The dining room is a large space with a magnificent wooden floor, beams, original windows with interior shutters and doors and wood panelling. It also has an impressive fireplace. There is a large living room, again with a fireplace, from the next hallway a sweeping wooden staircase gives access to the first floor. There is also a bathroom with WC on this level requiring refurbishment.

On the first floor you find four bedr...



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A35819MIR17>

COMPLETE FILE AND PHOTO ON REQUEST

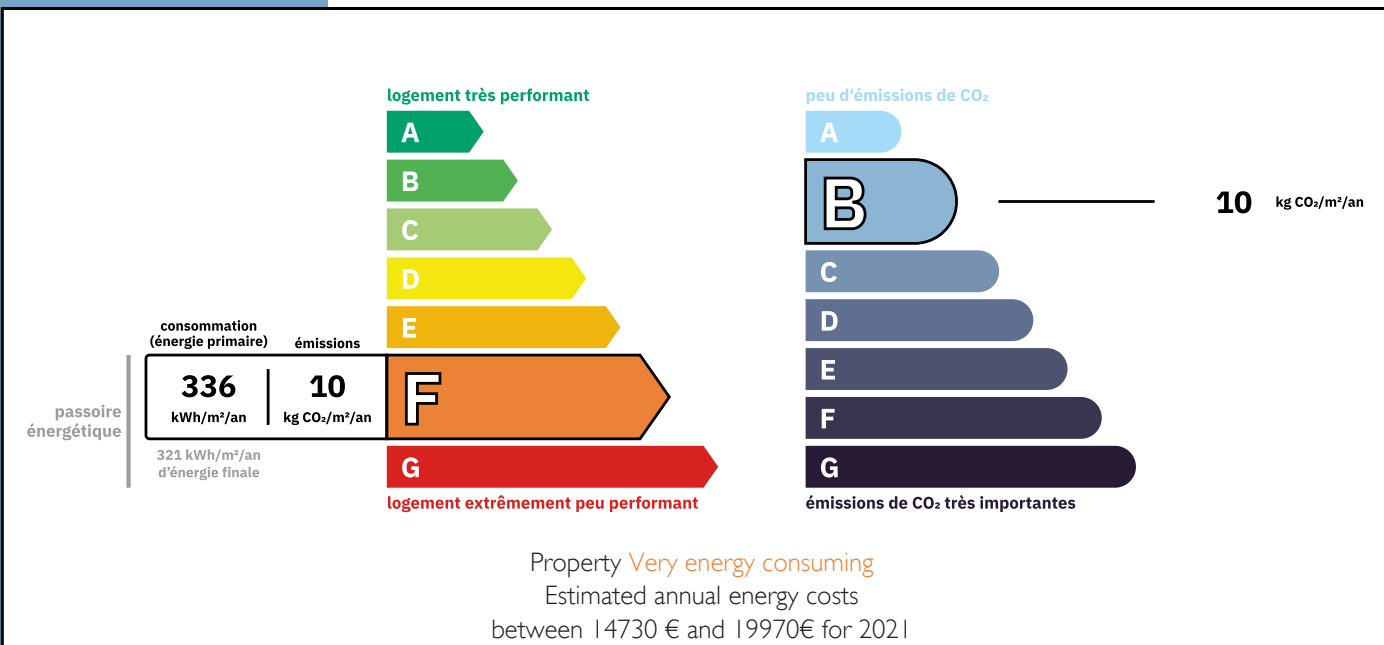
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT CHÂTEAU
DATING FROM THE 19TH
CENTURY WITH
COMMERCIAL POTENTIAL, 3
HECTARES PARKLAND NEA...

Ref : A35819MIR17

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 :A35819MIR17
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