



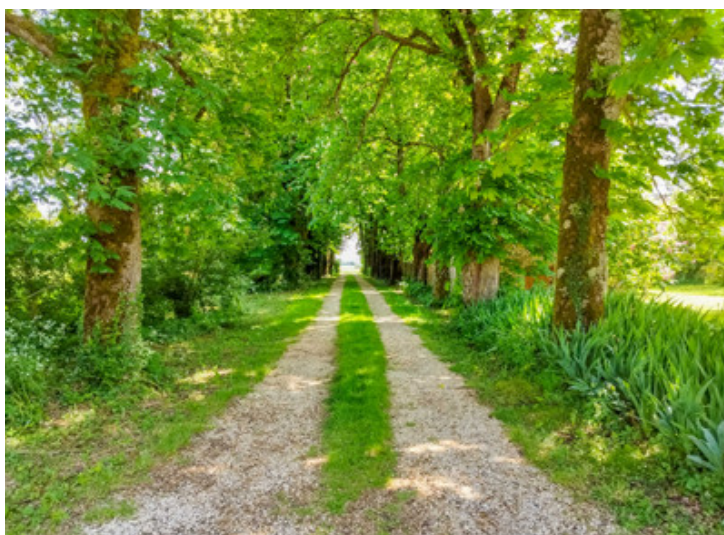
THIS XVII CENTURY CHÂTEAU OFFERS FOUR  
BEDROOMS, EXTENSIVE OUTBUILDINGS, LAND  
SUITABLE FOR HORSES AND WOODLAND.



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AN...



PROPERTY FACT FILE	
REFERENCE	A36813DCO86
PRICE	€ 595,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (561 321 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	290 m <sup>2</sup>
LAND	76824 m <sup>2</sup>
TOWN	Civray
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Equestrian, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Private location with land attached
- Suitable for horses or smallholding
- Double galzed
- Aerothermal heating
- Full of character

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Oozing character and charm, this historical XVII chateau is entered via an avenue of chestnut trees. Suitable for horses or a smallholding, this property offers comfortable and spacious living accommodation with four bedrooms, two bathrooms and two reception rooms. If you are looking for a property where your animals can be on your doorstep,

## DESCRIPTION

Entering the property via an alley of chestnut trees, the paddocks are to your right and the gardens and chateau to your left. The outbuildings and cottage to renovate are to the rear of the chateau and form a private courtyard..

The property comprises on the ground floor of a large kitchen/ dining room 54m<sup>2</sup> with a woodburning stove situated in a Charentaise fireplace. An original flagstone floor, this room has had the ceiling rebeamed and insulated

The lounge 42m<sup>2</sup> has a flagstone floor and a further wood burning stove.

Office 27m<sup>2</sup> also with flagstone floor and woodburning stove,

Utility room 21m<sup>2</sup> with a second staircase leading to the first floor.

The first of the towers has the stone staircase leading to the first floor and the second tower is currently unused, but could easily be transformed into a ground floor WC

The first floor :

Bedroom 37m<sup>2</sup> with ensuite shower room with WC 6m<sup>2</sup>

A passageway leading to three further bedrooms 22m<sup>2</sup>, 22m<sup>2</sup> and 23m<sup>2</sup>

Bathroom 10m<sup>2</sup> comprising of roll top bath, shower, wash basin and WC

Outside :

Barn 120m<sup>2</sup> with door through to an attached barn partially used as stables 180m<sup>2</sup>

Old piggeries / stables and storage building 350m<sup>2</sup> with a loftspace of 225m<sup>2</sup>

A old cottage waiting to be renovated with old bread oven also for renovation 60m<sup>2</sup>

Further stone buildings 130m<sup>2</sup>

Barn 137m<sup>2</sup> and further old stables 120m<sup>2</sup>

A well situated in the courtyard has water in it occasionally.

To the front of the property is a stone building, ideal for ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36813DCO86>

COMPLETE FILE AND PHOTO ON REQUEST

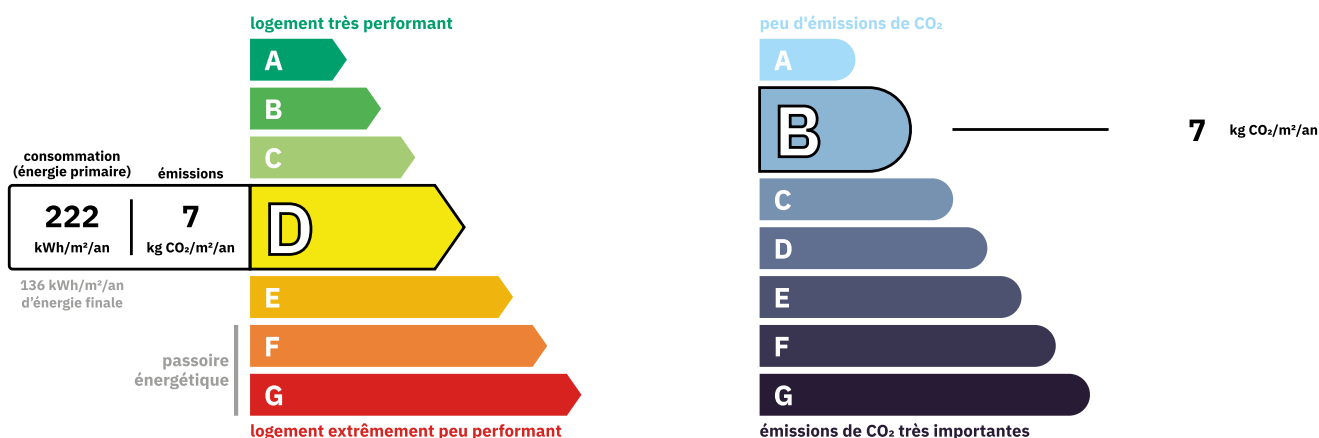


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3690 € and 5050€ for 2023

## 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.

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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 : A36813DCO86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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