LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RENOVATED AND FURNISHED EIGHT BEDROOM CHÂTEAU WITH HEATED SALT WATER POOL IN THE CENTRE OF A VILLAGE

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PROPERTY FACT FILE

REFERENCE	A36861JES87
PRICE	€ 895,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	406 m²
LAND	1658 m²
TOWN	Châlus
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Family Home, Manoir
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- Vaulted wine cellar
- Excellent rental potential
- Heated salt water swimming pool 10 x 4
- Air conditioning
- Electric gate with video intercom

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Originally built for the love of a local nobleman, this château has a romantic history spanning more than 150 years.
Set in remarkably private walled and hedged grounds, raised above street level, the property features an in-ground, all-season heated Roman-style saltwater swimming pool, air conditioning, extensive



DESCRIPTION

GROUND FLOOR
The château is entered through two massive solid oak doors with wrought-iron fittings, opening into a generous entrance hall.
To the left is a beautiful circular oak staircase with ornate iron railing, finished with a custom woven sisal runner, which rises through the upper levels of the house.
To the right, through two antique oak doors, is the new gourmet commercial-sized kitchen, centred around a magnificent old stone fireplace. Within the château-style fireplace sits a very large commercial gas and electric cooker with double oven, six gas burners and hotplate.
The kitchen also features a large double-door refrigerator with icemaker, separate wine refrigerator, stunning three-metre marble centre island and custom stainless-steel countertops.
Adjoining the kitchen is a laundry and utility room with large 17kg washing machine and dryer, utility sink and extensive cupboards.
To the left of the entrance hall is Bedroom 1, furnished with a double bed and an en-suite within the room incorporating a shower, sink and WC.
A further door leads to two large storage rooms with extensive shelving, and there is also a separate WC in the hallway.
From the entrance hall, two beautiful antique oak doors open into the substantial living room, featuring a lovely working Napoleonic black marble fireplace. Windows have electric shutters and overlook the private rear grounds, swimming pool, entertainment area and raised gazebo. Fibre Wi-Fi and satellite TV connections are locate...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36861JES87

COMPLETE FILE AND PHOTO ON REQUEST

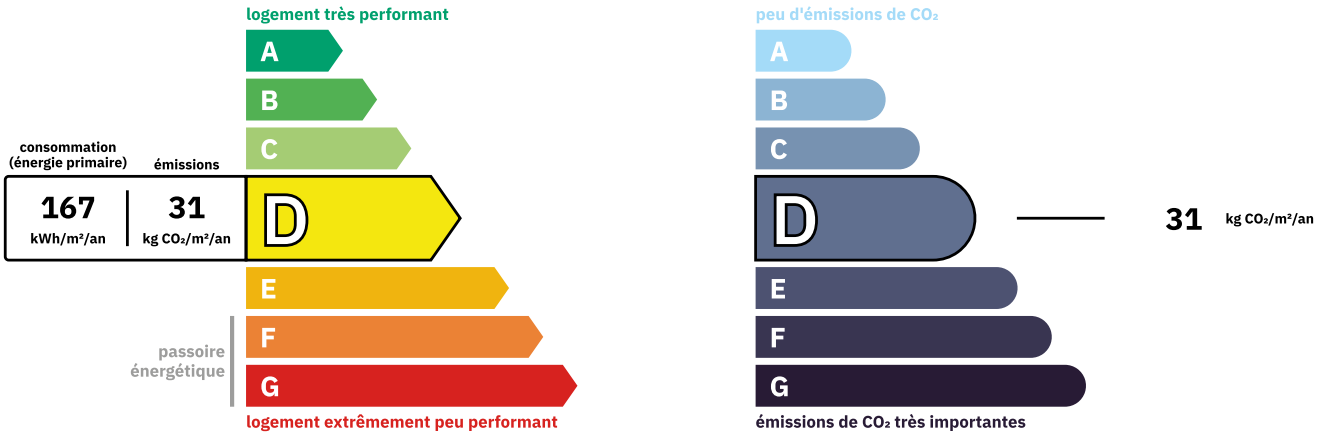
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4060 € and 5550€ for 2021

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

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