



CHÂTEAU FROM THE 14TH, 19TH, AND 20TH
CENTURIES WITH AN ANNEX CONVERTED INTO
A COTTAGE, 50'S STYLE

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PROPERTY FACT FILE

REFERENCE	A39544FNM79
PRICE	€ 1,170,212 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	7
ACCOMMODATION	444 m ²
LAND	24922 m ²
TOWN	Geay
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Family-friendly and easy-to-manage maintenance
- Historical property
- Gîte ready for business
- Heated swimming pool
- Tennis court.

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Exceptional Historic Château

We present to you a majestic château that bears witness to several centuries of history, combining elegance, charm, and modern comfort. Located near a golf course, with amenities just a few minutes' drive away: Bressuire is 15 minutes away, Thouars is 20 minutes away.

DESCRIPTION

The Clisson Estate

Nestled in the heart of a vast 2.5-hectare (25,260 m²) estate, this small historic château covering 420 m² was built in the 13th century and embodies the timeless charm of a historic residence. With its 17 rooms, including 8 spacious bedrooms, it offers an exceptional living environment, conducive to relaxation and conviviality.

Upon entering the estate, visitors pass under the vaulted ceiling of the dovecote, which was probably built at the same time as the first part of the château. The large number of pigeonholes (nesting boxes for pigeons) it contains is a clear indication of the extent of the builders' original possessions, given that each one represented 1 acre of land (an average of 128 acres per acre).

The main entrance to the building is in the tower at the corner of the two wings. After passing through the massive entrance door and leaving the venerable stone staircase leading to the upper floor on the right, a door opens opposite onto the vast dining room (80 m²). The dominant colour here is red. The walls are panelled, the exposed beam ceiling is shimmering, while the floor, with integrated heating, is tiled with Burgundy stone. At the back of the room, an impressive granite fireplace occupies most of the wall.

On the left side, double doors open onto the spacious kitchen (33 m²), equipped with a superb antique stove, still in working order, ideal for food lovers.

Also in the kitchen, a door opens onto a hallway leading to a shower room...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39544FNM79>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

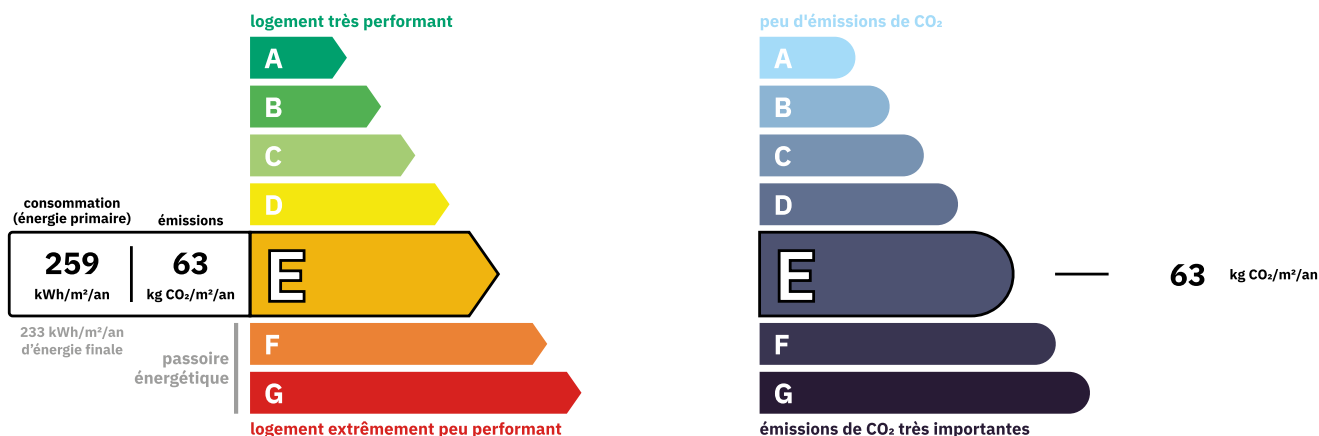
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 12490 € and 16970€ for 2021

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.

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 : A39544FNM79
FILE COMPLETE
AND PHOTOS
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