

STUNNING BEAUTIFULLY RESTORED 19TH CENTURY CHATEAU 12 BEDROOMS, 9 BATHROOMS, CENTRE OF AULNAY, POOL, GARDEN.

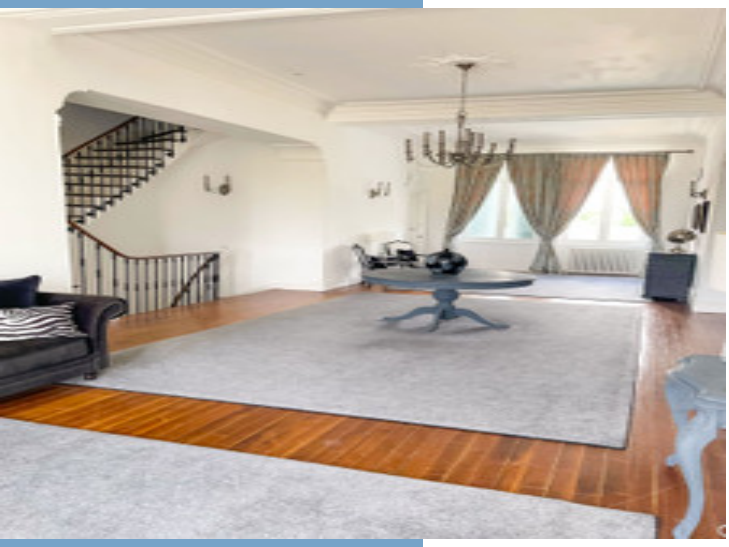
www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44086CPI17
PRICE	€ 971,850 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (930 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	9
ACCOMMODATION	903 m²
LAND	2498 m²
TOWN	Aulnay
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Family Home, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

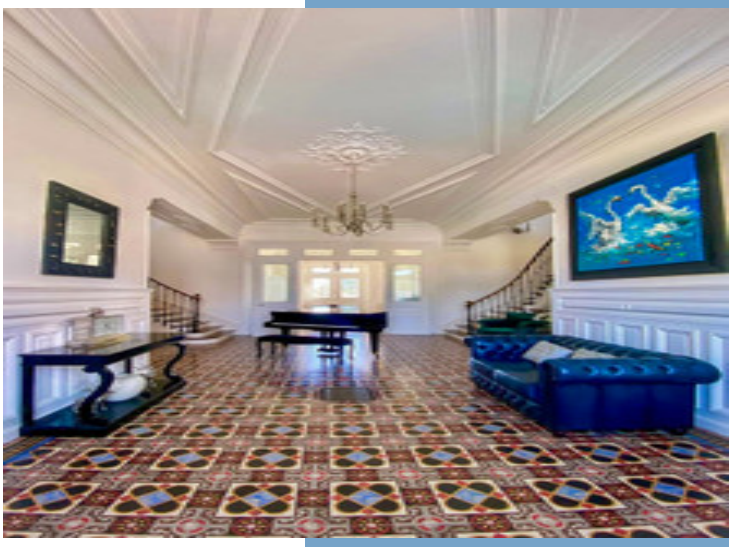
*Price based on current exchange rate which is subject to change

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- Pool house, gym and leisure space
- Minutes walk to shops and twice weekly market
- Potential as luxury boutique bed and breakfast
- Luxury gite potential
- Private parking and garden

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Built in the 1870's, this is an impressive and carefully restored house over three floors. From the grand tiled entrance to the last bedroom, care has been taken to celebrate the original architecture and detail. Currently, the ground and upper floors are configured as the main house with a further studio and a 2-bedroom apartment on the lower

DESCRIPTION

The main reception rooms are large and light, they include a billiard room, a living room and a grand dining room. The kitchen and utility rooms are fitted to a high standard. Two impressive staircases take you to the upper floors. The first floor has 4 large bedrooms, each with a generous bathroom en suite. On the second floor, there are a further 5 bedrooms and two bathrooms.



On the lower floor, the studio apartment has a kitchenette and seperate bathroom. The two bedroom appartement has a living room, kitchen/dining space, and a bathroom. Both units have their separate entrances and could be used as rentals or for staff accommodation. There is also a small cinema room on this level for an extra touch of luxury (could also be used as a bedroom)

Externally, from the ornate gates and the sweeping drive with plenty of parking, you enter the walled grounds. The pool (12x6m) is heated and has the luxury of a poolside bar and terrace. There is a children's play area and well-established gardens. A further building currently housing a gym and social living space could add further guest accommodation if required.

Heating is provided from an oil-fired central system. The house has mains drainage.



The House in more detail;
Ground floor:
ENTRANCE HALL original black and white tiling runs from front to back of the house
LIVING ROOM (35m2)
BILLIARD ROOM (35m2)
DINING ROOM (35m2)
KITCHEN (28m2)
UTILITY ROOM (18m2)
WC

First floor:
BEDROOM 1 (30m2) with ensuite shower room (...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44086CPI17

COMPLETE FILE AND PHOTO ON REQUEST

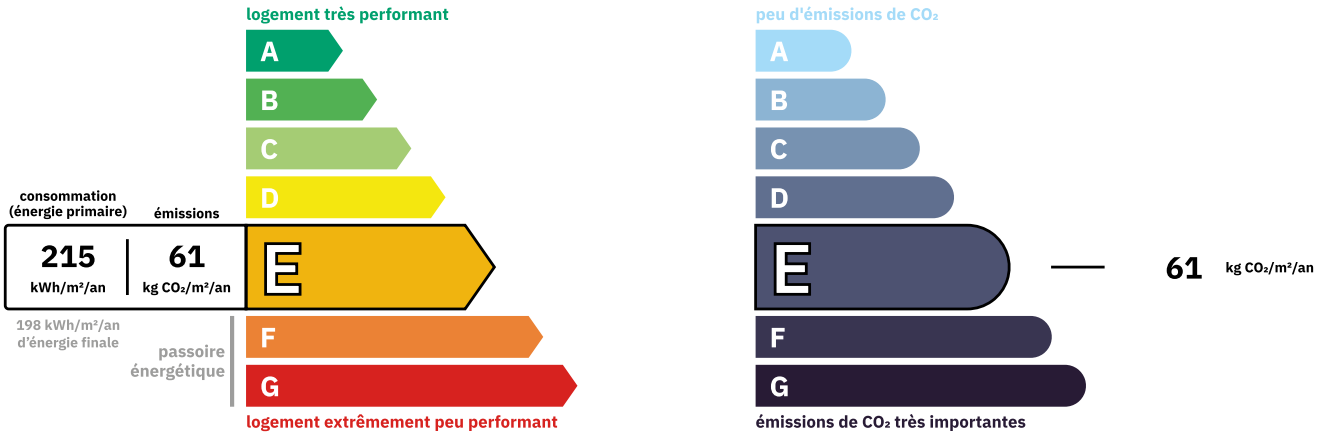
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 21200 € and 28740€ for 2023

NOTICE

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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