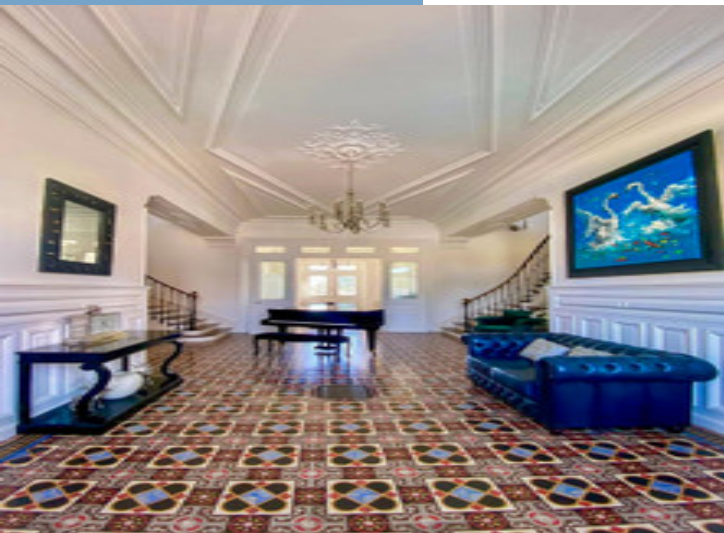




BEAUTIFULLY RESTORED 19TH CENTURY
CHATEAU 12 BEDROOMS, 9 BATHROOMS,
TOWN LOCATION, POOL, GARDEN.

www.leggettprestige.com

BEAUTIFULLY RESTORED
19TH CENTURY CHATEAU
12 BEDROOMS, 9
BATHROOMS, TOWN
LOCATION, POOL,
GARDEN....



PROPERTY FACT FILE	
REFERENCE	A44086CPI17
PRICE	€ 1,042,011 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	9
ACCOMMODATION	903 m ²
LAND	2498 m ²
TOWN	Aulnay
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Family Home, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- 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

BEAUTIFULLY RESTORED
19TH CENTURY
CHATEAU 12 BEDROOMS,
9 BATHROOMS, TOWN
LOCATION, POOL,
GARDEN....

Ref : A44086CPI17

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 separate 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

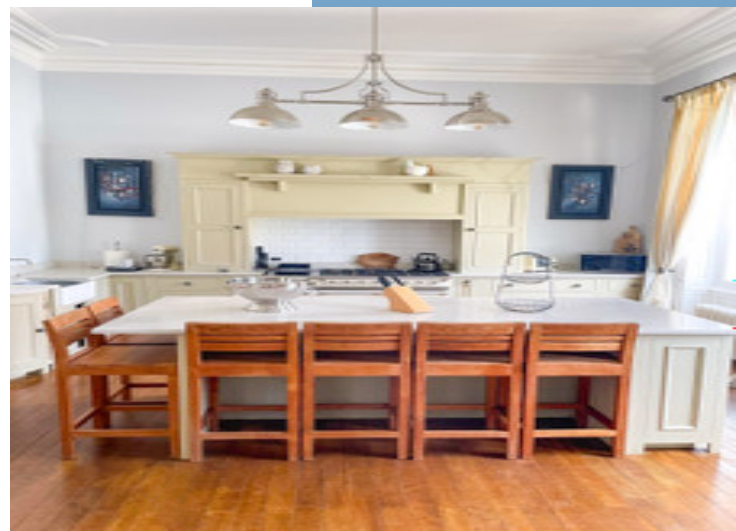
First floor:

BEDROOM I (30m²) with ensuite shower room (...)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44086CPI17>

COMPLETE FILE AND PHOTO ON REQUEST



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

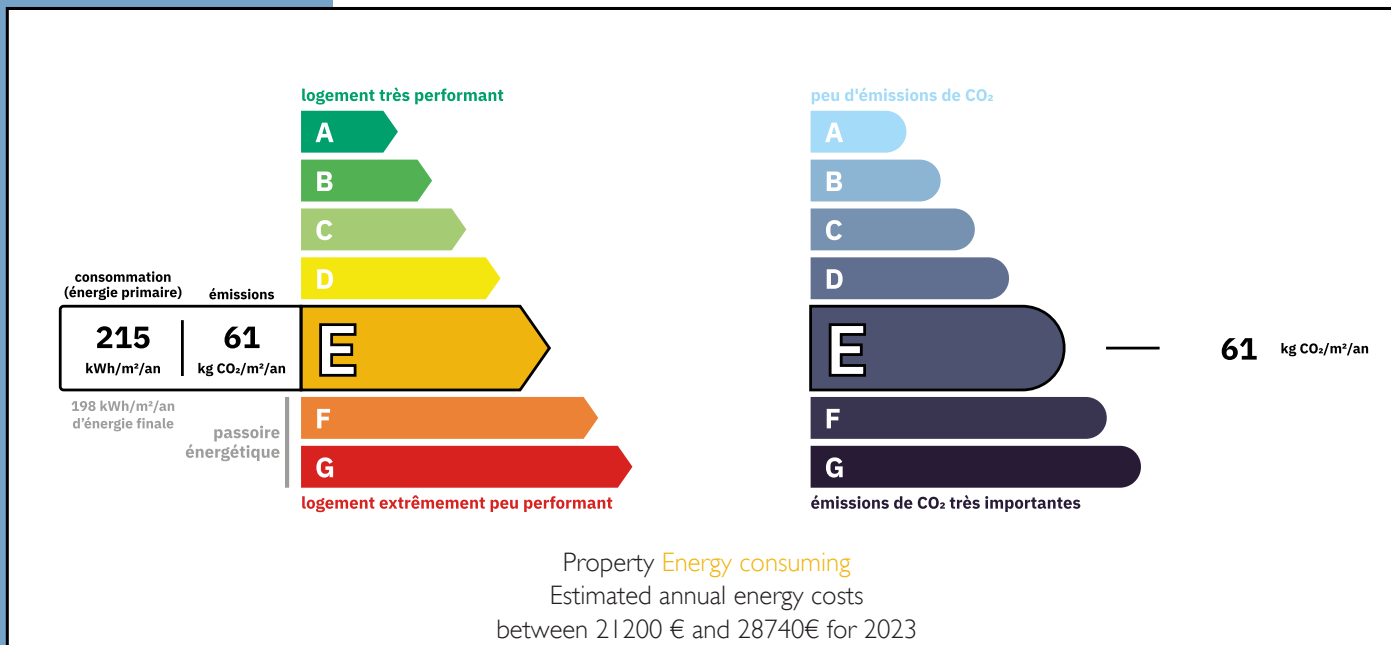
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFULLY RESTORED 19TH CENTURY CHATEAU 12 BEDROOMS, 9 BATHROOMS, TOWN LOCATION, POOL, GARDEN....

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

Ref : A44086CPI17

ENERGIE-DPE



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 : A44086CPI17
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