



BEAUTIFUL SEVEN-BEDROOM CHÂTEAU WITH  
PRIVATE ISLAND 6533M2 AND PANORAMIC  
VIEWS BY THE RIVER CREUSE.

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## PROPERTY FACT FILE

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| REFERENCE     | A46509SKN36                                                               |
| PRICE         | € 526,600<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 7                                                                         |
| BATHROOM      | 2                                                                         |
| ACCOMMODATION | 285 m <sup>2</sup>                                                        |
| LAND          | 13042 m <sup>2</sup>                                                      |
| TOWN          | Pouiligny-Saint-Pierre                                                    |
| DEPARTMENT    |                                                                           |
| LOCATION      | Isolated                                                                  |
| TYPE          | Maison de Vacances, Bed and Breakfast, Hotel                              |
| CONDITION     | Good condition                                                            |
| FEATURES      | Private drainage, Private parking,<br>Barns - outbuildings                |

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



- Secluded grounds and island of 1.3 hectares
- Tranquil, gated location offering total privacy
- Reversible air con, underfloor heating, solar
- Pavilion, tennis court, cave, several outbuildings
- Strong commercial potential as hotel or for events

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Leggett Immobilier are pleased to present this handsome Château set within its' own grounds at an exceptionally pretty location on the Creuse river. Facing south, the Château has wonderful outdoor spaces including a wrap-around decked terrace to the side and rear and a generous barbeque area facing its own private island, perfect for

## DESCRIPTION

This riverside château is approached via entrance gates and a gravel circular driveway and with a shaded seating area to the left. The principal door leads to the sitting room and dining room, which has underfloor heating beneath the tiles, a corner for playing cards and a curved marble staircase ascending to the upper floors. Ahead is the large sun-filled kitchen with sliding doors onto the decked terrace to the side. The kitchen is fully fitted and houses a large dining table which can seat 12 people. Following the terrace round to the rear and over the river, there is a generous barbecue/summer kitchen, and a ramp and also steps leading down onto the serene private island.

In the front garden is an outbuilding providing covered parking for four vehicles, a workshop and pantry. The building has solar panels and the present owners sell electricity back to the national grid.

On the first floor a landing leads to three generous bedrooms and a large bathroom. On the second floor there is a further four bedrooms and shower room. Six of the bedrooms have been very recently renovated, including space to add en suite shower rooms and left undecorated so you can design to your taste. A laundry room/study is on the stair turn to the first floor.

In the grounds are a pretty chalet and tennis court, both for renovation, a separate underground cellar and workshop. The property sits on a river whose level is managed by the dam at Lac Eguzon and so flooding is not an issue.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46509SKN36>

COMPLETE FILE AND PHOTO ON REQUEST



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

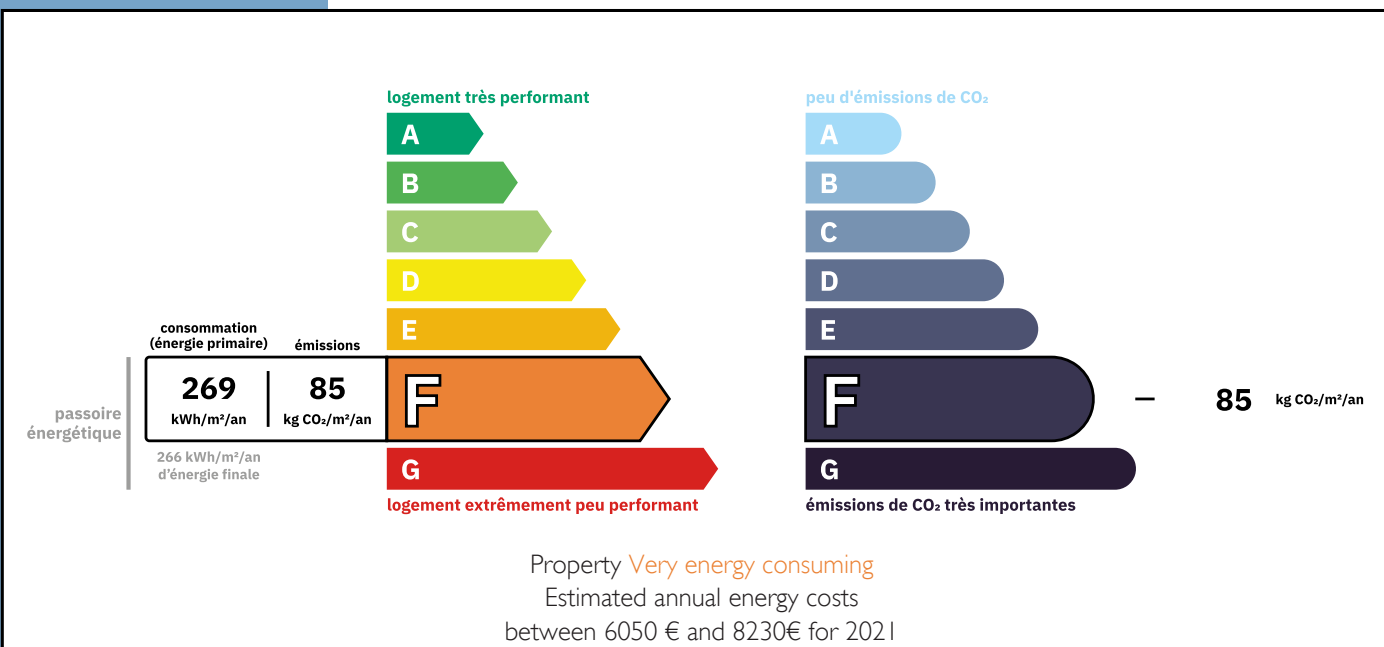
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## ENERGIE-DPE

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



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## CONTACT

Réf : A46509SKN36  
FILE COMPLETE  
AND PHOTOS  
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