

Spacious Castle with Hospitality Potential and Land near Poitiers

Poitiers , Vienne , Loire Valley



€2,500,000

inc. of agency fees

20 Beds 10 Baths 3000 sqm 30 ha

Isolated and surrounded by forest, this spacious Castle with Hospitality Potential for up to 300 guests is set on 30 hectares of land for sale in the heart of Vienne's historic golden triangle.

At a Glance

Reference	MFH-TCM2367	Near to	Poitiers	Price	€2,500,000
Bed	20	Bath	10	Hab.Space	3000 sqm
Land	30 ha	Pool	No	Land Tax	N/A

Property Description

Isolated and surrounded by forest, this spacious Castle with Hospitality Potential for up to 300 guests is set on 30 hectares of land for sale in the heart of Vienne's historic golden triangle.

The castle is in need of renovation and has a floor surface area of 988 sqm on 4 levels. On the ground floor, there is a large entrance hall, a lounge, a library, a chapel, 5 bedrooms, a lounge and an office. On the first floor, there are numerous rooms that need to be renovated, and on the second floor, there are several attics.

The garden level is fully renovated and includes a professional kitchen, cold rooms, individual bathroom and toilet facilities, technical rooms and storage.

There are also restored outbuildings on the property, with a total of over 1,500 sqm of space. One building adjoins the château and includes a basement with an electrical room, 10 WCs, and a boiler room. On the ground floor, there is a reception area, two 105 sqm meeting rooms, and a restaurant with a capacity of 210 people. The first floor has a large 38-bed dormitory, a small 4-bed dormitory, 2 showers, 2 toilets, and a storeroom.

There are also four identical, fully-renovated pavilions (152 sqm each), each with four bedrooms and separate shower rooms. Three of these pavilions have kitchens and can accommodate 15 people each. In addition, there is a pavilion (137 sqm) that is accessible to people with reduced mobility and includes 4 bedrooms, 2 bathrooms, public reception areas, offices, and personal sanitary facilities.

The property also has a caretaker's house (135 sqm on the ground floor) with an entrance hall, living room, kitchen, bathroom, toilet, bedroom, and storeroom on the ground floor. On the first floor, there are two bedrooms and an office, and there is a separate entrance in the basement. There is also a 108 sqm garden, a laundry building on the ground floor, and a 12-bed dormitory on the first floor.

Other buildings on the property include a building with showers and sanitary facilities for the campsite (8 showers, 8 WC, and 12 washbasins), a building used as summer showers and sanitary facilities (8 showers, 8 WC, and 4 washbasins), a building used as workshops, a renovated dovecote, and a 25 m³ water tower that can supply the entire area.

This Chateau has a lot of potential for tourist projects, associations, events, hotels, etc. It is located in a beautiful, secluded area and there are no disturbances to worry about.

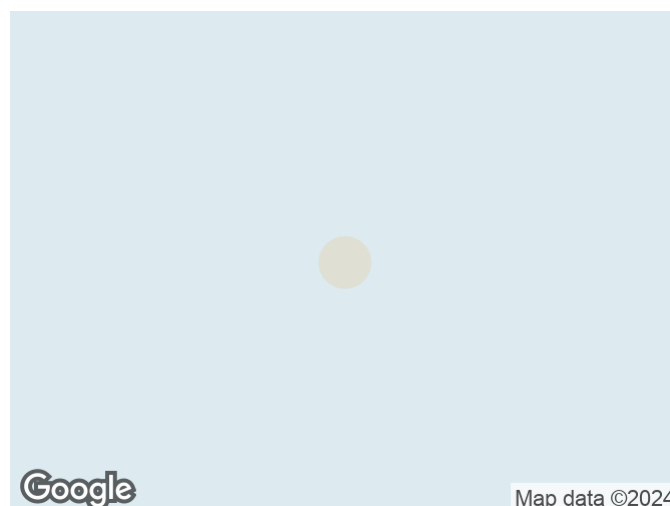
Summary

Property type:	Chateau
Bedrooms:	20
New Home?	No
Bathrooms	10
Price	€2,500,000

Key Information

Internal Area:	3000 sqm
Land Area:	30 ha
How many Outbuildings:	5
Number of Fireplaces:	5
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Satellite TV	Yes

Location: Loire Valley



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