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## Château tellerault, to renovate Historical Monument XIV-XV<sup>e</sup>

Lencloître , Vienne , Nouvelle Aquitaine



# €760,000

inc. of agency fees

7 Beds    6 Baths    610 sqm    5.3 ha

Only 20m from Châtelleraut and the A10 motorway, to renovate Seigneurie of 785m<sup>2</sup> hab. from the 14th century reorganized in the 18th century partly surrounded by its running moats This Lordship and its...

### At a Glance

<b>Reference</b>	MFH-CJC01897	<b>Near to</b>	Lencloître	<b>Price</b>	€760,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	610 sqm
<b>Land</b>	5.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Only 20m from Châtelleraut and the A10 motorway, to renovate Seigneurie of 785m<sup>2</sup> hab. from the 14th century reorganized in the 18th century partly surrounded by its running moats This Lordship and its Gite offer overall 21 rooms, 10 bedrooms and many possibilities for EUR (TM) extension in living space

including an attic of 305m<sup>2</sup>. This warm property is a real trip down memory lane as many authentic elements have been scrupulously preserved over time: Louis XIV stone staircase baluster, monumental fireplace with flat pilasters and straight hood, exterior walkway signed Gustave Eiffelâ EUR ! The advantage of the Gâ@te, located at the rear of the Property, is to allow you to welcome yourself comfortably for the time necessary for the restoration of the Lordship. Â Complete this set: an imposing cellar in impeccable condition, a small dwelling, a chapel, an orangery, a dovecote, stables ... Â Its more than 5 hectares are made up of a pleasure park with its hundred-year-old trees, meadows, groves and its lake. All to the delight of deer, gray herons, hares and other wild animals. Calm and serene guaranteed MH benefiting from an advantageous tax <https://www.defiscalisation-monuments-historique.info> Rare for sale.

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	6
Price	€760,000

## Key Information

Internal Area:	610 sqm
Land Area:	5.3 ha

## Location: Nouvelle Aquitaine



## Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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