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French Castle on the banks of the Creuse

Châtelleraut , Vienne , Nouvelle Aquitaine



€1,850,000

inc. of agency fees

11 Beds 7 Baths 1200 sqm 4 ha

Castle set on 4 hectares of land with a pond on the banks of the Creuse, in central France. Ideal for commercial activity.

At a Glance

Reference	MFH-TCM2841	Near to	Poitiers	Price	€1,850,000
Bed	11	Bath	7	Hab.Space	1200 sqm
Land	4 ha	Pool	Yes	Land Tax	N/A

Property Description

This French castle set on 4 hectares of land with a pond on the banks of the Creuse, in central France. The chateau was built in the late 18th century using tuffeau stone. It has three floors, two towers at the corners of the south facade, and a slate gable roof.

It provides a living space of 750 sqm, including 17 main rooms such as a study, living room, dining room,

library, large fitted kitchen, through hall, garden level with a kitchen, small dining room, and bay window. There are also 11 bedrooms, each with an en-suite bathroom. Outbuildings are also available, including a cottage (140 sqm) and a spacious gîte with 5 bedrooms for family and paying guests.

The chateau is located in the Vienne department, approximately 15 minutes from the market town of Roche-Posay, which is famous for its thermal spring and mineral waters with numerous therapeutic and dermatological benefits. The chateau is set on enclosed grounds of 4.6 ha with a large pond, a heated swimming pool (15m x 6m), and a cottage. The main city of Châtellerault is 30 minutes' drive away, with a TGV station that places the capital city of Paris just 1h20 away.

Outside the Castle

- Splendid enclosed wooded grounds
- Land size of 4 hectares
- A large Pond
- Heated pool (15m x 6m)

Additional Information

- Secure premises
- Ideal for commercial activity

The Area and Access

- 15 minutes from the thermal market town of Roche-Posay
- 30 minutes from Châtellerault with TGV train station

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Condition:	Good general condition
Heating System:	Central heating (gas)
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Excellent
Property Tax:	€6000.00

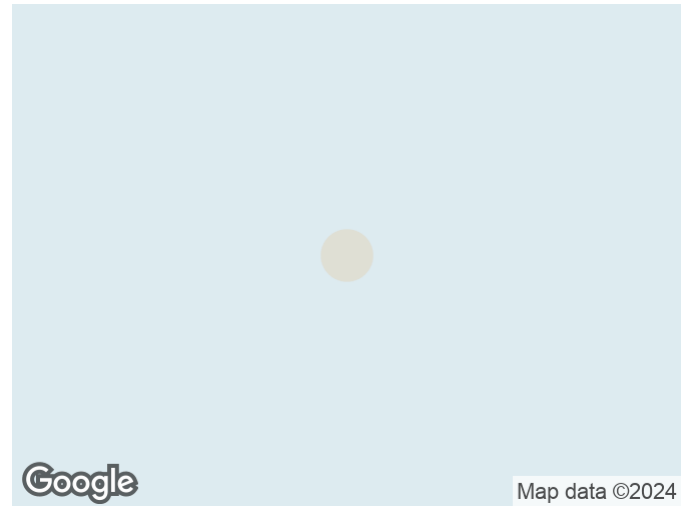
Summary

Property type:	Chateau
Bedrooms:	11
New Home?	No
Bathrooms	7
Price	€1,850,000

Key Information

Internal Area:	1200 sqm
Land Area:	4 ha
Property Features:	
•	swimming pool
•	terraces
•	Garage
•	Wine Cellar
•	Roof in excellent condition
•	Lake
•	Ideal for commercial activity
•	Secure premises
•	Outbuildings
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

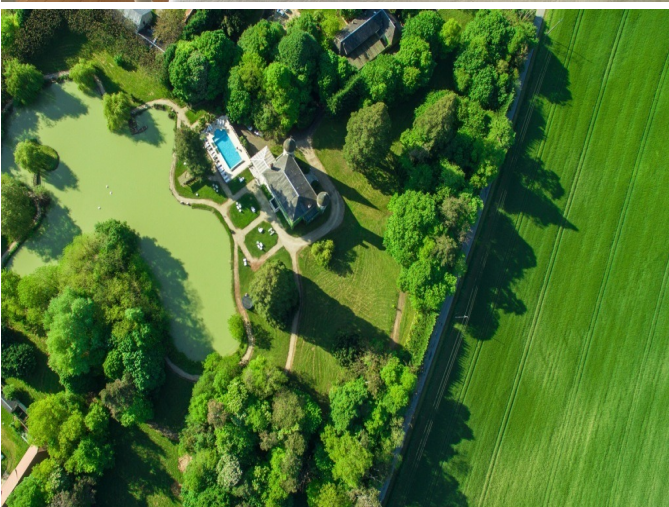
Location: Nouvelle Aquitaine



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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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