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Magnificent 19th-century castle and estate near Angouleme

Angouleme , Charente , Nouvelle Aquitaine



€1,550,000

inc. of agency fees

10 Beds 8 Baths 1550 sqm 21 ha

This magnificent 19th-century castle and estate is perfect for anyone who appreciates the countryside, privacy but wants to be close to amenities.

At a Glance

Reference MFH-TCM2944
Bed 10
Land 21 ha

Near to Angouleme
Bath 8
Pool No

Price €1,550,000
Hab.Space 1550 sqm
Land Tax N/A

Property Description

This is a 19th-century castle and estate that is situated in the countryside but is only a 5-minute drive from shops and a 10-minute drive from Angoulême town center and its high-speed train station. The estate provides easy access to Paris and Bordeaux within 35 minutes.

The castle is set on a 21-hectare estate that dates back to 1856. It consists of a main stone house with three levels, each around 150 sq.m, a large basement, and two stone wings. There are 18 main rooms, including 10

bedrooms. It is a magnificent property that is perfect for anyone who appreciates the countryside but wants to be close to amenities.

Accommodation in the Chateau

On the Ground floor

A beautiful entrance hall leading to a central hallway with an arch at the end of which is a balcony with its stone balustrade, a kitchen with terracotta tiled floor, a lovely, very bright dining room with marble fireplace, a lounge with stone fireplace, a study and a toilet with WC and wash-hand basin.

Several original features have been maintained in the building, such as the grand central staircase, wood paneling, high ceilings (around 3.30 m), cornices, molded interior doors, and baseboards.

In the *large basement level*, there's a storeroom, a laundry room, a workshop, a storeroom and a wine cellar. A new heat pump heats the main house.

On the First floor

A landing leading to a central corridor with an archway and cupboards with mouldings, four bedrooms including a 30 sq.m suite, two bathrooms with bath, shower and toilet.

On the second floor

A landing leading to a hallway, four bedrooms, one of which is 22 sq.m and the other 40 sq.m, both with exposed stonework, another of which is used as a gym overlooking the parklands, a shower room with toilet and a dressing room.

Swim in the Left Wing

A very bright swimming pool room (9 x 4 m heated) of approx. 105 sq.m with underfloor heating and a fireplace, and in the basement a garage with space for a car.

Entertain in the Right Wing

This is a second independent house that covers an area of about 132 sq.m. It includes an entrance hall, a fitted kitchen, a large living room, a bathroom, and two bedrooms. In addition, there is a spacious garage in the basement that can accommodate up to four vehicles.

The second house is perfect for use as a guest house, a bed and breakfast, or it can be adapted for use as a

reception or seminar room if desired.

Outside

An outdoor swimming pool with its low dry stone wall and landscaped terrace, as well as several outbuildings, including a 170 sq.m barn with attic and horse boxes with automatic drinking troughs, complete this exceptional property.

The land surrounding the house is enclosed by an authentic stone village wall, approx. 4 hectares of which are planted with hundred-year-old cedars, the remaining 17 hectares being made up of meadows and woods stretching down to the river.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Condition:	Very good
Property Tax:	€7500.00

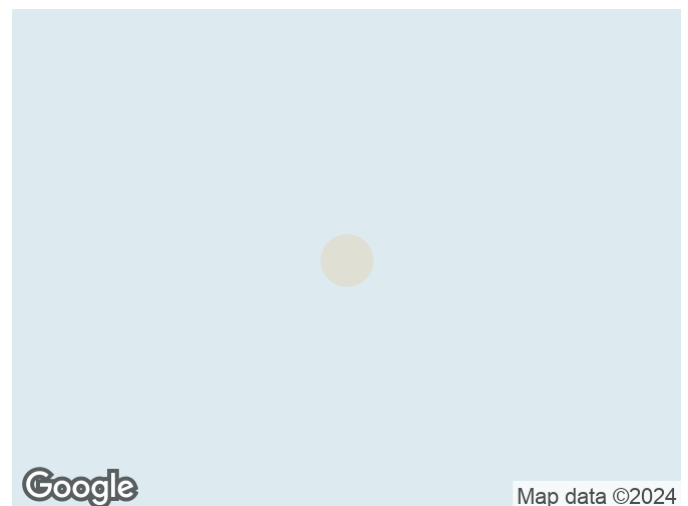
Summary

Property type:	Chateau
Bedrooms:	10
New Home?	No
Bathrooms	8
Price	€1,550,000

Key Information

Year Built:	1850
Internal Area:	1550 sqm
Land Area:	21 ha
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Nouvelle Aquitaine



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