

[Click to view MFH-TCM2944](#)

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	Near to	Angouleme	Price	€1,550,000
Bed	10	Bath	8	Hab.Space	1550 sqm
Land	21 ha	Pool	No	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

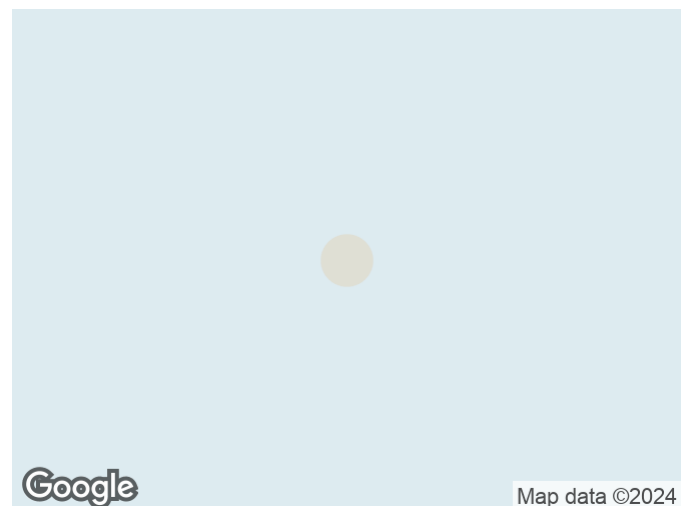
Summary

- 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



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates