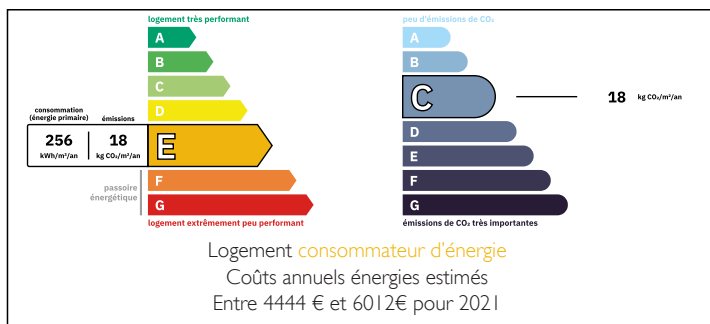


In the South Loire Valley, a renovated chateau with all the comforts , with old features, in a wooded park.



## ENERGY - DPE



## INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	7
Bath:	3
Floor:	365 m2
Plot Size:	40000 m2

## IN BRIEF

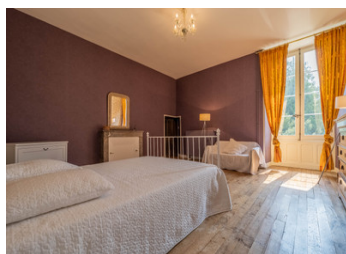
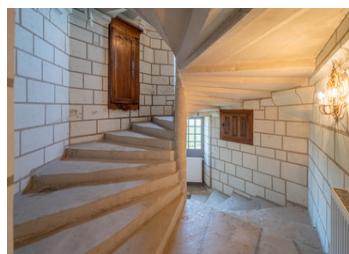
Come and discover this castle located at the crossroads of Anjou, Touraine and Poitou in a region called Haut-Poitou, more precisely in the Vienne, 12 km from Richelieu and about 30 km from the Loire.

This tuffeau castle flanked by two machicolated towers is situated between forests and valleys, only 3 km from a village with all the amenities you could wish for, nursery and primary schools, a full medical practice, bakery, mini-market, post office, hairdresser and beautician.... In May 2022, a history museum located in the village's magnificent castle will allow visitors to plunge into the heart of the birth of the kingdom of France with Eleanor of Aquitaine and Richard the Lionheart.

The castle, a 15th century Gothic building that belonged to the Tiercelin family, squires of King François I, has preserved some aspects of its...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The current owners of this medieval castle have contributed to creating a house for family reunions over the last 10 years, providing undeniable comfort with its efficient central heating, double glazing on old windows and its outdoor swimming pool heated by a heat pump.

We are in a region with a mild climate as it is situated about 50 km south of the Loire. We are therefore in a large melon producing region, and there are also good asparagus and strawberry producers. The local markets of Richelieu on Fridays and Loudun on Tuesdays allow you to buy from local producers.

In winter the area is also known for the production of melanosporum truffles. And of course the vineyards of Chinon and Saumur are nearby.

A small country road with little traffic allows you to reach the automatic gate giving access to the tree lined driveway leading to the entrance of the château.

### GROUND FLOOR

A beautiful and bright entrance hall of approx. 20m2 with encaustic tiled floor, beautiful wallpaper and beams.

On the right, a large 42m2 living room with magnificent parquet floor, beams, bright and flowery tapestry and a spectacular fireplace.

Following the lounge, in the tower, a 13 m2 study with exposed stone walls.

To the left of the entrance, the 45 m2 dining room with wooden floor, beams and flowery tapestry, has a fireplace equipped with a central wood heating system relayed if necessary by a gas heater.

Following the dining room, in the tower,...