

Stunning château set in well-kept, beautiful grounds, 4 floors, each 350m2



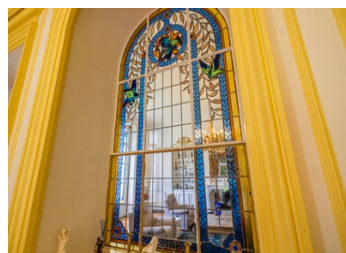
## INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	7
Bath:	6
Floor:	585 m2
Plot Size:	100000 m2

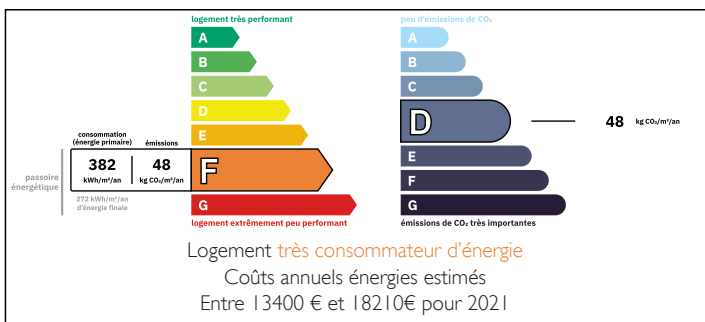
## IN BRIEF

This château is a true gem, nestled in the beautiful Creuse countryside. The Napoleon III château dates from 1870 and comprises 4 levels of 350 m<sup>2</sup> each, 2 of which have been renovated. Situated near Felletin, renowned for its international wool and music festivals, with a popular weekly market, small local craft shops and places to eat.

- Aubusson : 18 km
- Guéret : 58 km
- Ussel : 39 km
- Limoges : 92 km (with international airport)

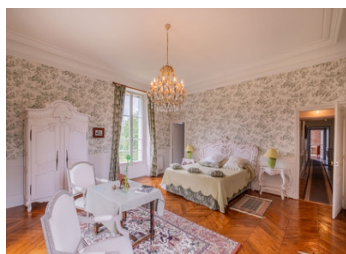
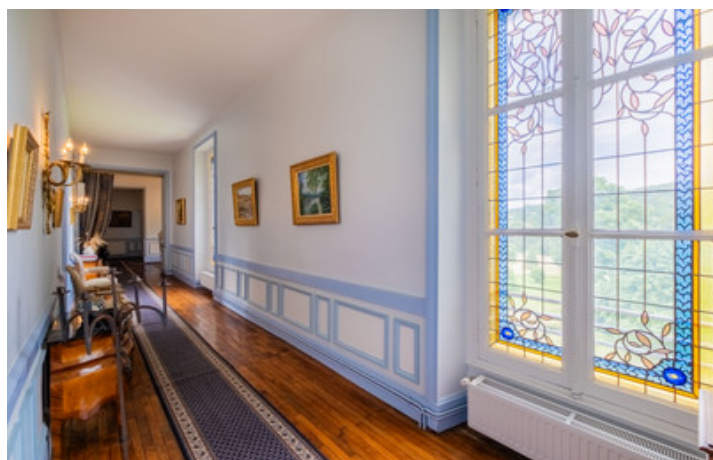


## ENERGY - DPE



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.



## DESCRIPTION

An impressive château set within beautifully maintained grounds, ripe for conversion into a hotel, wedding venue or other business.

The building itself is a stunning example of elegance and grandeur, with herringbone oak parquet floors, stunning stained glass windows, and an impressive staircase. Abundant natural light fills the rooms, enhanced by stainless steel spring-loaded draught seals on the expansive windows.

On the ground level, discover a variety of rooms including a billiard room, lounge, versatile office space, dining area, kitchen, toilet facilities, and a luxurious master suite featuring a bathroom with a jacuzzi, WC, and a captivating mosaic-adorned rotunda.

Ascend via the hall and staircase to the first floor, where you'll find five bedrooms each accompanied by its own bathroom, along with two additional toilets.

A distinguished suite boasts a bedroom, living area within a rotunda, and a spacious bathroom adorned with a remarkable fresco. Awaiting transformation on the second floor is a blank canvas, ripe for renovation possibilities such as a fitness room, home cinema, or the creation of 6-10 additional bedrooms.

Below, in the basement, awaits a wealth of spaces including a spacious kitchen, laundry area, wine cellar, boiler room, wood storage, and more.

Adjacent to the château lies a guest house, offering abundant possibilities. Secluded from the main château, it boasts its own entrance pathway and gate. This versatile space could serve as a rental property or an impressive workshop. It holds potential for accommodating groups, equipped with essential amenities such...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES