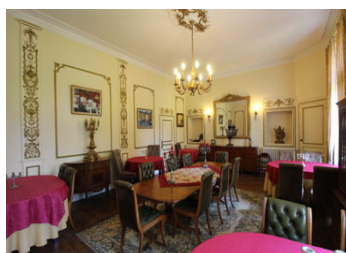
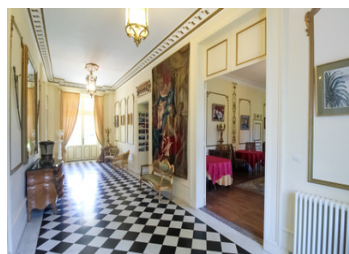


Magnificent Château with 11 bedrooms set in an 11 acre park with a lake, heated pool and 2 guest houses



## INFORMATION

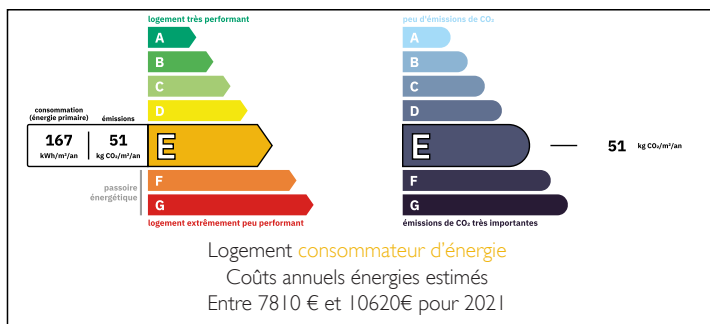
|             |                      |
|-------------|----------------------|
| Town:       | Tournon-Saint-Pierre |
| Department: | Indre-et-Loire       |
| Bed:        | 11                   |
| Bath:       | 11                   |
| Floor:      | 1169 m2              |
| Plot Size:  | 44747 m2             |



## IN BRIEF

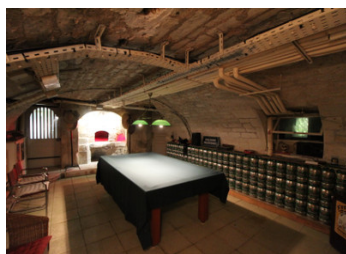
This beautiful château dating from around the turn of the 18th century was built on the site of a previous chateau destroyed during the revolution and sits in fully enclosed parkland of approximately 11 acres with a lake and several huge trees dating from around the same time as when the property was constructed. It has a 15m x 6m heated swimming pool and 11 bedrooms all with ensuite facilities. Also in the grounds are a 5 bed property and a 3 bed guardians property as well as several outbuildings. It is situated towards the southern end of Touraine, in an excellent location close to all of the local amenities Yzeures sur Creuse has to offer including bars, restaurants, supermarket, school, library, museum, church, bakery etc. The town is only 25 km from the nearest TGV station and...

## 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

This superb chateau dates from the turn of the 18th century, sits in an 11 acre site with a lake and consists of:

Ground floor:

Entrance hall – 35m2

Living room – 43m2

Library -43m2

Dining room – 43m2

Corridor

Kitchen – 21m2

Conservatory – 50m2

Study – 14m2

2 tower rooms each with a spiral staircase

First floor:

Access corridor

Bedroom 1 – 25m2 with ensuite bathroom

Bedroom 2 – 25m2 with ensuite bathroom

Bedroom 3 – 39m2 with ensuite bathroom

Bedroom 4 – 23m2 with ensuite bathroom

Bedroom 5 – 32m2 with ensuite bathroom

2 tower rooms each with a spiral staircase

Second floor:

Access corridor

Bedroom 6 – 17m2 with ensuite shower room

Bedroom 7 – 24m2 with ensuite bathroom

Bedroom 8 – 40m2 with ensuite bathroom

Bedroom 9 – 22m2 with ensuite bathroom

Bedroom 10 – 23m2 with ensuite bathroom

Bedroom 11 – 21m2 with ensuite bathroom

2 tower rooms each with a spiral staircase

Staircase giving access to the large attic

Basement:

Snooker room – 60m2

Kitchen – 21m2

Laundry/boiler room – 43m2

## LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

## NOTES