

19th century château in Tonnay-Charente with swimming pool and garden



INFORMATION

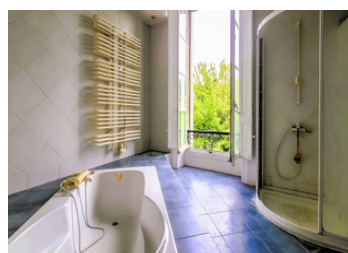
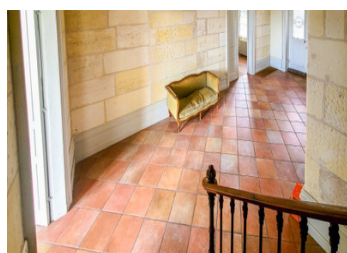
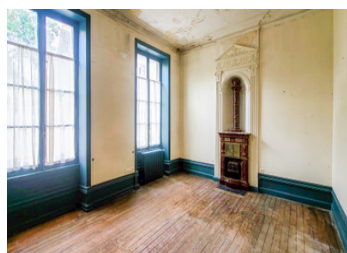
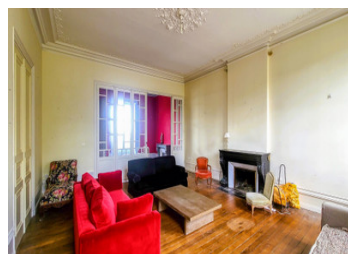
Town:	Tonnay-Charente
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	327 m2
Plot Size:	4206 m2

IN BRIEF

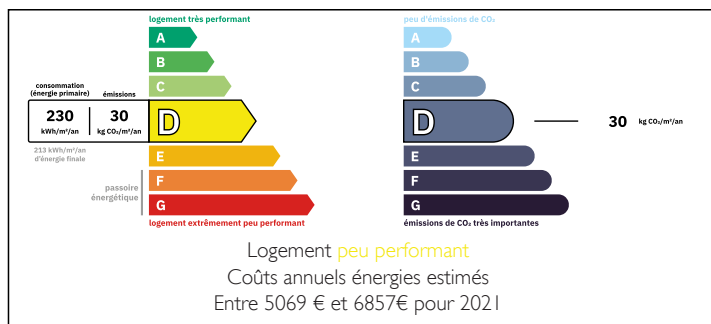
Located in the charming town of Tonnay-Charente, just half an hour from La Rochelle, this character-filled château, built in 1850 from cut stone, is a gem for history enthusiasts. It offers the perfect combination of architectural heritage and modern renovation potential, and stands out with its spacious interiors and numerous fireplaces, adding undeniable charm. The enclosed garden, with a pool in need of restoration, provides an ideal place for relaxation in a peaceful setting.

In addition to the main house, the property includes a vacant lot of 2 492 m² located across the street, offering many possibilities for future projects.

This property is aimed at a buyer who understands the scale of the renovation work required to enhance this exceptional estate. It offers a unique opportunity to personalize and modernize an exceptional property while preserving its...



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Upon entering this charming château, you will discover a large entrance leading to a spacious living room with a fireplace, perfect for creating a warm and inviting living space.

The ground floor also includes an office with a fireplace, an elegant dining room with a Dutch stove, and a functional kitchen.

The first floor houses a front-facing office and a master bedroom with a fireplace, private bathroom, and a fitted dressing room. Three other bedrooms, one of which has an en-suite shower room and WC, offer generous space to accommodate family and guests.

The second floor features a large attic, offering numerous possibilities for conversion depending on your projects.

The illuminated basement under the building includes a boiler room, the pool machinery, old kitchens with stone sinks, and a practical laundry room.

The East wing contains a garden-level room, as well as two connecting bedrooms and a washroom upstairs, perfect for independent accommodation or guests.

A garage with an attic above completes the West wing, providing additional storage space or potential for a workshop.

Outside, the enclosed garden with a swimming pool is a real asset to this property, offering a private relaxation space. The electric gate ensures secure and convenient access.

Across from the property, a vacant plot of 2 492 m² offers multiple possibilities for development or landscaping, increasing the potential of this already exceptional property.

The château has an energy consumption rating of D and greenhouse gas emissions rating of C.