

Your Dream French Château, surrounded by almost 6 Hectares of Park and woodland



INFORMATION

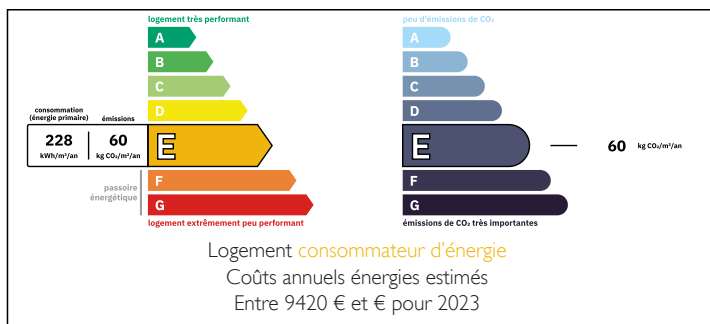
Town:	Saint-Maixent-de-Beugné
Department:	Deux-Sèvres
Bed:	10
Bath:	2
Floor:	450 m2
Plot Size:	58257 m2

IN BRIEF

If you've ever dreamed of owning a Château, this is exactly how you'd picture it. A charming winding lane leads through the estate to the elevated residence, complete with turrets and a balcony. Nestled in a peaceful location just outside the village of St Maixent de Beugne in Deux-Sèvres, near the Vendée border, this stunning property offers both tranquillity and convenience. The market town of Coulonges-sur-l'Autize is just 4 km away, while the major town of Niort with its TGV connections, is only 25 km away. Excellent motorway links provide easy access to La Rochelle and Nantes airports (just over an hour's drive) and Poitiers (approximately 90 minutes).



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

The house was completed in 1874 and is set over 3 floors, plus the cellars, which cover the entire footprint of the main house. There is an attached garage.

The main drive leads to a parking area sufficient for several cars. There is a second entrance from a rear lane.

The house is currently laid out as follows;
Main floor; Oak parquet flooring throughout except for the kitchen, which has a tiled floor.

The main door is on the rear facade and opens into the entrance vestibule, (17m²).

The kitchen is immediately to the right, with a large open fireplace and an ancient stone potager (30m²). It has some fitted cupboards and work tops. Door and steps to the side garden and doors to the rear garden.

Double doors through to the dining room, 32.5m² with 3 large windows and a marble fireplace.

Small reception room 17m² with a glazed door onto the stone terrace and stairs, leading down to the garden.

Lounge 32m², with 3 windows, marble fireplace and character ceiling rose.

These rooms all boast wonderful views over the main garden. With large double doors connecting them, they create a seamless flow between spaces, making them ideal for entertaining guests or hosting gatherings.

To the rear, an office of 18m² with a double-glazed window.

Enclosed hall with main staircase 10m²

WC, 2.7m²

Lovely curving staircase leads to the first floor
1st Floor

Landing 3.5m²

Bedroom 1, 18.5m², plus a small library room 1.1m²
Jack and Jill shower room, 4.2m², which is shared with bed...