

Magnificent Château dating from the 19th century with commercial potential, 3 hectares parkland near Saintes



INFORMATION

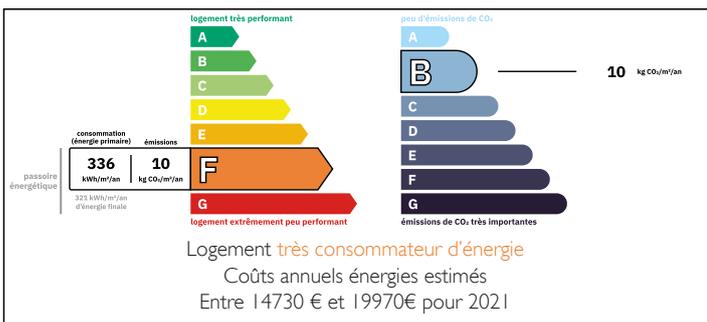
Town:	Écurat
Department:	Charente-Maritime
Bed:	10
Bath:	2
Floor:	650 m2
Plot Size:	29000 m2

IN BRIEF

Set in nearly 3 hectares of peaceful parkland, this impressive 19th-century chateau combines historical charm with exceptional development potential. Located just minutes from the Roman town of Saintes and only a short drive to the Atlantic coast, the property offers easy access to the A10 motorway and TGV connections to Paris and Bordeaux.

The main residence provides around 550 m² of elegant living space across three levels, including 14 rooms and multiple reception areas featuring original fireplaces, decorative plasterwork, and grand proportions. While much of the structure retains its authentic period features, areas of the chateau are ready for modernisation — ideal for a buyer seeking to restore or develop a property of true distinction. Outside, the extensive 2.9-hectare parkland includes mature trees, lawns, and several outbuildings with conversion potential (for guest accommodation, event spaces, or workshops). There is also...

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

Set in its own private park, you reach the château along a private drive, the château's two elevations are identical and characteristic of the neo gothic style, are ornate with coats of arms, and imagery. The current owners have been renovating the château for the past 7 years and have completed some of the major restoration work, including the facades and some of the outbuildings. There is clear potential for an exceptional family home or for more commercial projects including a boutique hotel, event space, location for marriages with accommodation or other similar projects. The property is not listed.

In addition to the current spaces, there is a wide array of outbuildings still to be purposed.

You enter the château through double doors on the ground floor into a generous double aspect hallway tiled in black and white tiles. This leads to a variety of large reception rooms including the double aspect kitchen, which is a large airy room with high ceilings and a wood burner (would make a good professional kitchen) it has an array of utility kitchens. The dining room is a large space with a magnificent wooden floor, beams, original windows with interior shutters and doors and wood panelling. It also has an impressive fireplace. There is a large living room, again with a fireplace, from the next hallway a sweeping wooden staircase gives access to the first floor There is also a bathroom with WC on this level requiring refurbishment.

On the...

LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: EUR

NOTES