

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

EXCLUSIVE

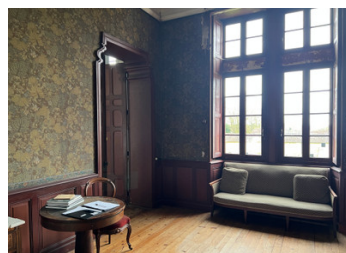


## INFORMATION

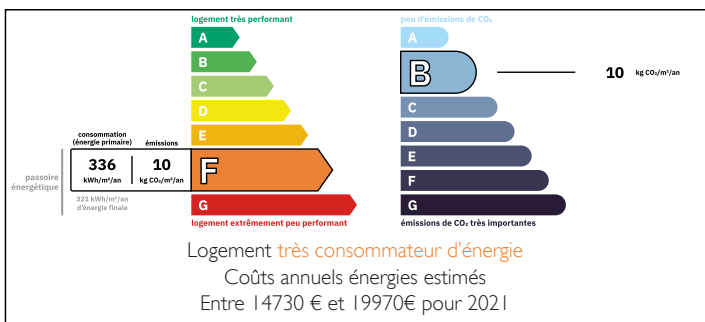
Town:	Écurat
Department:	Charente-Maritime
Bed:	10
Bath:	2
Floor:	650 m2
Plot Size:	29000 m2

## IN BRIEF

The current château, built in 1860 is a fine building with over 550m2 of living space in the main building. This currently provides 9 bedrooms, with potential to expand this further. The château has retained much of its original details and has large windows with views across the 2.9 acres of parkland. It is a fine example of neo-Gothic architecture. The spaces are large with very high ceilings and certainly would impress should this property be purposed for use as a wedding, event location or hotel. There are a number of staircases and some impressive reception rooms throughout the property, including a billiard room and a number of grand salons and reception rooms. The kitchen is over 40m2 and would convert well to a professional kitchen if required. The château is part way through its renovation. Much of...



## ENERGY - DPE



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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