

Fully renovated and furnished eight bedroom château with heated salt water pool in the centre of a village



## INFORMATION

Town:	Châlus
Department:	Haute-Vienne
Bed:	8
Bath:	5
Floor:	406 m2
Plot Size:	1658 m2

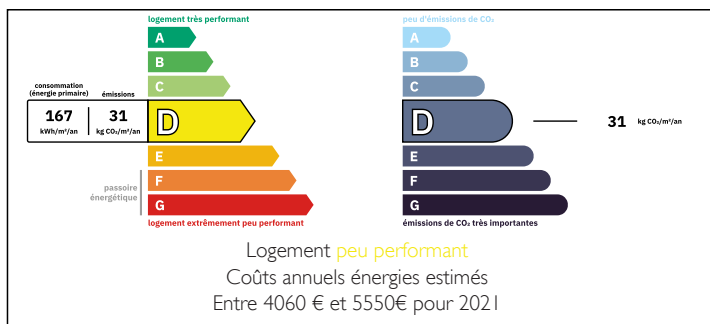


## IN BRIEF

This stunning eight-bedroom château has been entirely and beautifully renovated and features an all-season heated Roman-style pool. Located in a private setting, elevated above street level, the property is surrounded by high walls, hedges and wrought iron gates with video intercom access for added security.

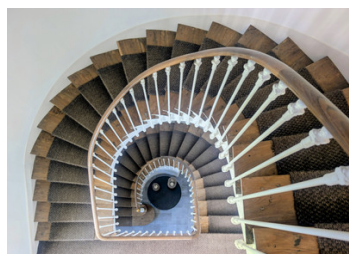
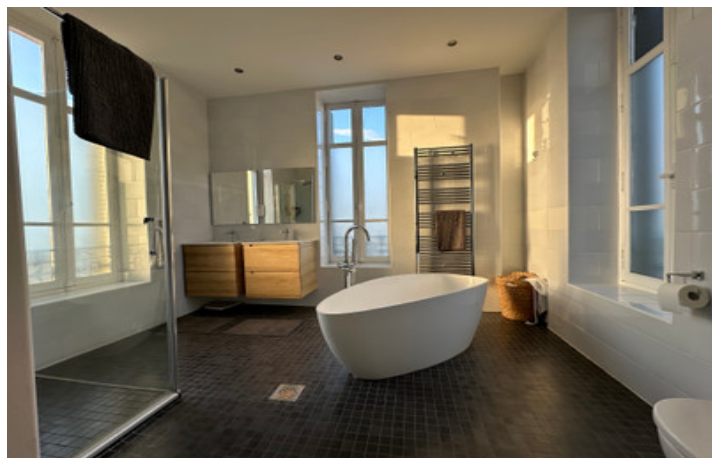
The home has one metre thick granite walls, making it a very solid construction and is equipped with central heating, reverse heat pumps, air conditioning, electric shutters and double-glazed windows. It boasts five luxury bathrooms and a large, commercial-grade kitchen. Previously, the property served as a five-star-rated vacation rental home.

## 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

Enter into a large foyer through the two massive solid oak doors with wrought iron fixtures you find a beautiful circular stairway on the left that leads up to the upper levels. The bespoke gourmet commercial sized kitchen with huge lovely old stone fireplace is situated on the right through two antique oak doors.

The kitchen has a large commercial gas and electric cooker with double oven and hotplate, situated within the grand 'château' style fireplace. There is a large double door fridge with icemaker, separate wine fridge, and a stunning three-meter marble centre island. The counters are custom made stainless steel. Off the kitchen is the laundry and utility room with extra large 17kg washing machine and dryer, utility sink, and extensive cupboards.

To the left of the entrance is a ground floor bedroom with a double bed and en-suite within the room with shower, sink, and WC. Through the bedroom are two large storage rooms with extensive shelving. A separate WC is located in the foyer across from the kitchen.

Continuing through the foyer, two beautiful oak doors lead to the exceptionally luminous living room area which houses a lovely Napoleonic Black Marble open fireplace. There are electric shutters on all windows that face out onto the rear grounds where the pool, entertainment area, and raised gazebo are situated. Fast fibre Wi-Fi and Sat TV connections are located in the room. The rear grounds can be reached through double French doors...

## LOCAL TAXES

**Taxe foncière: 2881 EUR**

**Taxe habitation: EUR**

## NOTES