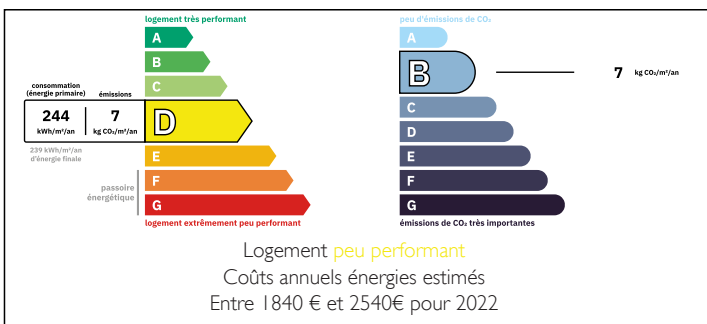


A stunning 15th century Château situated in the glorious Vienne countryside with private river frontage

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	8
Bath:	6
Floor:	281 m2
Plot Size:	68636 m2

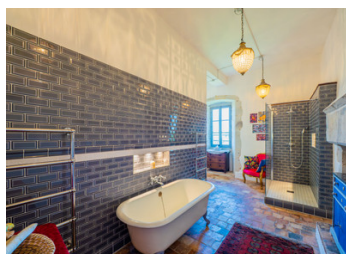
IN BRIEF

Steeped in history and close to the town of Montmorillon, you will find this magical 15th century Château sitting in a peaceful, private setting surrounded by approx 7 hectares of pasture and woodland with river frontage and swim. Formerly a fortress belonging to the Baronry of Montmorillon, it's commanding position overlooking the river Asse gave it strategic importance. In 1494, Jean the 1st of Mareuil became the first Lord inhabitant. He is described as "sword-bearer, squire, and Lord of said place" and his coat of arms is engraved on a chimney (fireplace) of the time. From that time on until 1654, the chateau was occupied by the descendants of this lord.

Nowadays, the Chateau has been restored for 21st century living and is currently used as a successful bed and breakfast, self catering gîtes, and events venue, hosting...

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 foncière: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Château is accessed from a private quiet lane that leads to gates into the property - There is ample parking for several vehicles

Enter the Château through a large ancient oak door, the stone spiral staircase in the entrance hall looks like it has been heavily used as the stone steps show the wear and tear of use over the centuries

On the ground floor you will find the grand salon (52m2) with its large imposing open fireplace, tiled floor and exposed wooden beams - a door to the terrace overlooking the valley and river below provides a great place to relax and admire the view ; door to the first guest room "The Petite Princess" bedroom (23m2) with modern en-suite shower room - wonderful oak beam dressing table shelf.

Door to kitchen (36m2) - this is where the owners prepare the meals for guests and features a large piano electric AGA cooker - the unique tiles behind show the Château Mareuil logo designed by the Chatelaine

Spiral stone staircase (the tower) to first floor door to The "Prince Suite", (24m2) (bedroom boasting a designer bathroom created by artisan craftsmen - this Suite is very popular with honeymooners Door to Bedroom "The Princess Suite" (49m2) with a beautiful contemporary shower room of the highest standard.

Spiral stone staircase to second floor - An attic space large enough to create more rooms as required approx 100m2 of...