

Imposing Grand Château, from the XV, to XVII centuries. Restored Family Home. Central position. Extensive land



## INFORMATION

Town:	Vouzan
Department:	Charente
Bed:	9
Bath:	5
Floor:	700 m2
Plot Size:	560196 m2



## IN BRIEF

This historically important, 'fairy-tale' style medieval château has a fascinating history and is regarded as one of the oldest in the region and comes with over 55 hectares of land. Adorned with elegant turreted watchtowers looking out over the now peaceful landscape, the property retains beautiful architectural features. Principal accommodation is set out over 4 floors, with 4 large reception rooms, 7 bedrooms, modern bathrooms, large kitchen, family room, library, guard room and more. Included is a notable 12th century Chapel, a square Pigeonnier, Caretaker's cottage, stable block/garaging, further large cottage with barn attached and separate access. Easy driving distance to Angouleme with TGV/LGV train station (20kms) Bordeaux 130kms.

## ENERGY - DPE

DPE not required.

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: 4038 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The Château sits back behind a magnificent gateway, with fortified embattlements, with its coat of arms displayed, accessed via a small ancient village hamlet. The Château is 'Protected' by a Monument Historique status.

A sweeping drive and immaculately presented gardens take you around to the principle entrance of the Château where straight away you see the quality of the architectural features - with vaulted ceiling and magnificent spiral stone staircase leading up through the Château.

### LOWER GROUND FLOOR ...

Entering through the medieval entrance, stairs lead down into the Guard Room with its spectacular stone fireplace. Further rooms, include central heating boiler room and caves suitable for wine collections. From the entrance hall, door into the upper ground floor and magnificent stone spiral staircase to upper floors.

### UPPER GROUND FLOOR ...

Here there are a number of spacious reception rooms on this floor, all with a very open feel and enjoying magnificent views from all the windows on all sides. The reception rooms (large salon, dining room and library are extremely light and spacious, featuring wooden ceilings, polished wood floors and working fireplaces and interior shutters, in all, creating a warm and welcoming atmosphere throughout the Château. There is wooden 'Boiserie' around the walls and interior shutters have interesting features. The large, well-equipped kitchen is an important part of this comfortable home, its medieval origins blend effortlessly with the modern-day appliances and double aspect/access into the gardens is just perfect for easy outdoor dining with its large...