

Magnificent Château with 20 bedrooms set in over 70 acres with a lake, pool, woodland, bar and a chapel



INFORMATION

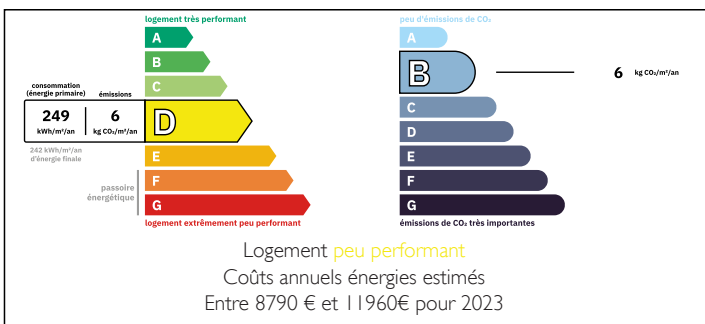
Town:	Gehée
Department:	Indre
Bed:	24
Bath:	18
Floor:	930 m2
Plot Size:	297517 m2



IN BRIEF

This beautiful 19th century chateau was built on the site of a previous manor house dating back to around the 14th century. It has a lake with resident swans and an 8m x 4m swimming pool and 20 bedrooms most with ensuite facilities. Also in the grounds are numerous outbuildings including a licensed bar, conference rooms and 4 bed living accommodation. It is fully double glazed and has a central heating system using wood chippings/sawdust and is situated in an excellent tranquil location close to all of the local amenities Valençay has to offer including a supermarket, petrol station, pharmacy, bakery, bank, bars and restaurants etc. The chateau is only 25 km from the A20 motorway at Vatan and approximately 90km from the Ryanair served airport, A10 motorway and TGV station at Tours and 160km from the international...

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

Magnificent 19th-century chateau, built on the site of a manor house from around the 14th century. It consists of a two-story central wing with an attic, flanked by two transverse wings.

Ground floor:

Main entrance on the east facade via a patio.

An entrance hall (25m²) leading to:

- On the right: An office (21m²), a dining room (46m²) and a large living room (76m²).

- On the left: A main oak staircase, a dining room (40m²) connected to a professional kitchen with a walk-in fridge (32m²), a service staircase, a hallway, two restrooms and a storage room. At the far end (North Wing): 100m² apartment comprising: an entrance hall, living room, fully equipped kitchen, a laundry/utility room and a bedroom with an en-suite bathroom.

First floor:

8 bedrooms (from 11m² to 48m²), 2 bathrooms, 2 wc's, and 4 shower rooms plus a kitchenette.

Second floor:

living room (56m²) opening onto a kitchen and an adjoining bedroom, hallway, 6 bedrooms (from 15m² to 29m²), a bathroom with a shower as well, 5 shower rooms, and 2 separate wc's.

Third floor in the Tower:

4 bedrooms, a shower room, bathroom and a separate wc.

LOCAL TAXES

Taxe foncière: **3905 EUR**

Taxe habitation: **EUR**

NOTES

The lake house has:

Ground floor: a room off to the left, main entrance, bar (34m²), kitchen, living/dining room (40m²), small living room, library (42m²) to the right of the bar, and wc.

First floor: To the right: apartment comprising: bedroom, fully equipped kitchen with access to a terrace overlooking the lake, dining room, office, bathroom with shower, separate wc,...