

Beautifully maintained 19th Century château in stunning location with in-ground pool and 2 independent gites

EXCLUSIVE



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Le Chillou  |
| Department: | Deux-Sèvres |
| Bed:        | 9           |
| Bath:       | 9           |
| Floor:      | 448 m2      |
| Plot Size:  | 10798 m2    |

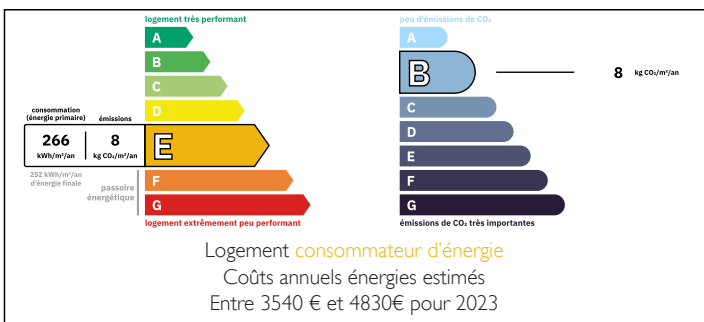
## IN BRIEF

Constructed in 1853, this magnificent property has been carefully restored to a high standard, providing spacious and luxurious accommodation in an environment which guarantees privacy and tranquility. Inside, the rooms are well-proportioned with high ceilings and plenty of natural light. Outside, the grounds include gardens an orchard and an in-ground swimming pool as well as two independent gites, workshops and other outbuildings.

In terms of its surroundings, the property is in a commanding position overlooking surrounding woodland with spectacular views across the valley and the hills beyond. For amenities, Saint-Loup-Lamairé and Airvault are within easy reach, each less than 10 minutes away by car and boasting a good range of shops, restaurants, supermarkets and services. Further afield, the drive to Poitiers with its tourist attractions, international



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### CHATEAU

#### GROUND FLOOR

Living room 39m<sup>2</sup>

Lounge 18m<sup>2</sup>

Office with en suite WC 21m<sup>2</sup>

Kitchen with pantry 17m<sup>2</sup>

Bedroom with en suite shower room 21m<sup>2</sup>

Boiler room

#### FIRST FLOOR

Living room 39m<sup>2</sup>

Bedroom with en suite shower room 17m<sup>2</sup>

Bedroom with en suite shower room 21m<sup>2</sup>

Bedroom with en suite shower room 21m<sup>2</sup>

Bedroom with en suite shower room 21m<sup>2</sup>

#### SECOND FLOOR

Bedroom 37m<sup>2</sup>

Office 6.5m<sup>2</sup>

Bathroom 5m<sup>2</sup>

### GITE 1

#### GROUND FLOOR

Kitchen 12m<sup>2</sup>

Living room 18m<sup>2</sup>

Bedroom 13.5m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Shower room

Bathroom

WC

### SOUS-SOL

Open plan kitchen living; bedroom and ensuite shower room

Garage

### GITE 2

Kitchen 4.5m<sup>2</sup>

Living room 15m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Shower room with WC