LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48355AF86 Price: 4 100 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (3 900 000 EUR without fees)

Elegant 19th Century Chateau with 11 bedrooms set in a secure walled park of around 15 acres















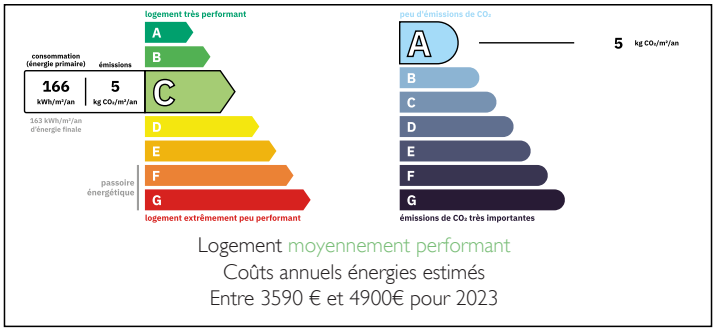
INFORMATION

Town:	Ingrandes
Department:	Vienne
Bed:	11
Bath:	11
Floor:	600 m2
Plot Size:	59919 m2

IN BRIEF

This beautiful château dating from the mid 19th century was built on the site of a previous chateau and sits in fully enclosed parkland of approximately 15 acres with a swimming pool, 2 large outbuildings (one giving 360m2 of commercial office space), numerous wood storage sheds, covered parking and a deer enclosure. It has 11 bedrooms all with ensuite facilities and has 3 distinct separate zones, 2 wings and the central area, each with its own kitchen etc. It has been fully renovated and is situated on the banks of the Vienne river, less than 5 minutes from the nearest TGV station (Paris in 1h20) and A10 motorway (Paris/Bordeaux) at Châtellerault, which has all of the amenities one would expect of a City and is between 20 and 40 mins from 2 Ryanair served airports (Poitiers and Tours)....

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3590 € et 4900€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **4000 EUR**

NOTES

DESCRIPTION

This superb 19th century chateau has been recently renovated to a high standard and sits by the river in approx. 15 acres of walled grounds with outbuildings, covered pool and woodland. It consist of:

Ground floor:

Entrance hall – 10m2
Living room – 27m2
Office/reception room -20m2
Dining room – 17m2
Kitchen/dining room – 25m2
Living/dining room – 13m2
Kitchen 2 – 6m2
Kitchen 3 in tower – 7m2
Tower room entrance with a spiral staircase
Entrance 3 – 6m2

First floor:

Landing – 8m2
Bedroom 1 – 17m2 with ensuite bathroom – 5m2
Bedroom 2 – 15m2 with ensuite bathroom – 5m2 and reading room in the small turret
Bedroom 3 – 13m2 with ensuite bathroom – 7m2
Bedroom 4 – 22m2 with ensuite bathroom – 5m2 and reading room in the small turret
Bedroom 5 – 15m2 with dressing and ensuite bathroom – 6m2
Tower with a spiral staircase

Second floor:

Access corridor
Bedroom 6 – 13m2 with ensuite bathroom – 7m2
Bedroom 7 – 14m2 with ensuite bathroom
Bedroom 8 – 15m2 with ensuite bathroom
Bedroom 9 – 12m2 with ensuite bathroom – 6m2
Bedroom 10 – 12m2 with ensuite bathroom
Bedroom 11 – 18m2 with ensuite bathroom – 12m2
Tower with a spiral staircase