

Stunning château set in well-kept, beautiful grounds, 4 floors, each 350m2



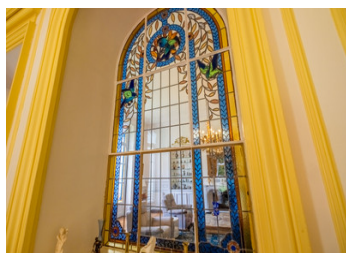
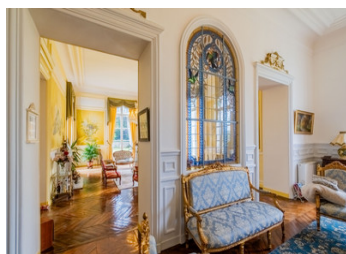
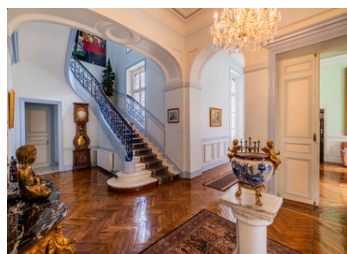
INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	7
Bath:	6
Floor:	585 m2
Plot Size:	100000 m2

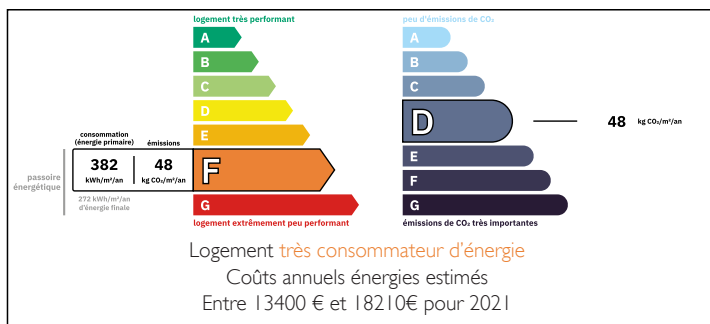
IN BRIEF

This château is a true gem, nestled in the beautiful Creuse countryside. The Napoleon III château dates from 1870 and comprises 4 levels of 350 m² each, 2 of which have been renovated. Situated near Felletin, renowned for its international wool and music festivals, with a popular weekly market, small local craft shops and places to eat.

- Aubusson : 18 km
- Guéret : 58 km
- Ussel : 39 km
- Limoges : 92 km (with international airport)

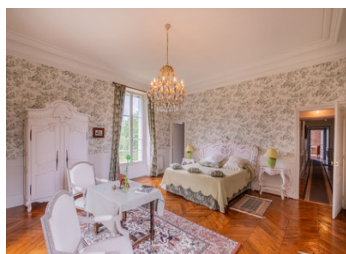
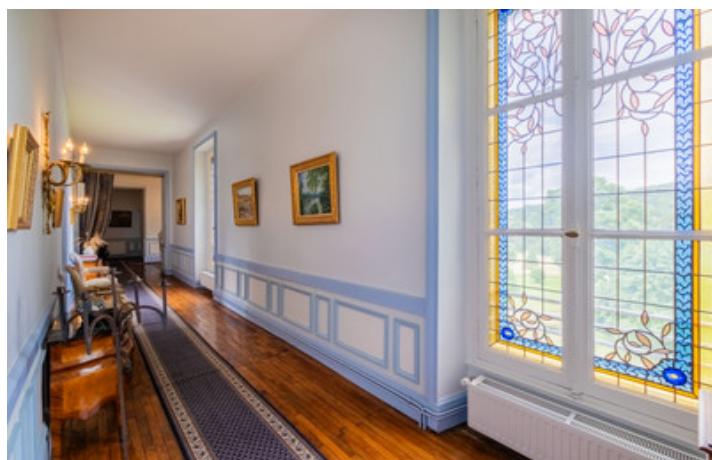


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

An impressive château set within beautifully maintained grounds, ripe for conversion into a hotel, wedding venue or other business.

The building itself is a stunning example of elegance and grandeur, with herringbone oak parquet floors, stunning stained glass windows, and an impressive staircase. Abundant natural light fills the rooms, enhanced by stainless steel spring-loaded draught seals on the expansive windows.

On the ground level, discover a variety of rooms including a billiard room, lounge, versatile office space, dining area, kitchen, toilet facilities, and a luxurious master suite featuring a bathroom with a jacuzzi, WC, and a captivating mosaic-adorned rotunda.

Ascend via the hall and staircase to the first floor, where you'll find five bedrooms each accompanied by its own bathroom, along with two additional toilets.

A distinguished suite boasts a bedroom, living area within a rotunda, and a spacious bathroom adorned with a remarkable fresco. Awaiting transformation on the second floor is a blank canvas, ripe for renovation possibilities such as a fitness room, home cinema, or the creation of 6-10 additional bedrooms.

Below, in the basement, awaits a wealth of spaces including a spacious kitchen, laundry area, wine cellar, boiler room, wood storage, and more.

Adjacent to the château lies a guest house, offering abundant possibilities. Secluded from the main château, it boasts its own entrance pathway and gate. This versatile space could serve as a rental property or an impressive workshop. It holds potential for accommodating groups, equipped with essential amenities such...