

Fabulous 10 room chateau to renovate in a desirable village location with enclosed private garden.



## INFORMATION

Town:	Bassac
Department:	Charente
Bed:	4
Bath:	3
Floor:	500 m2
Plot Size:	2396 m2



## IN BRIEF

A substantial and imposing chateau to renovate just a short drive from the beautiful towns of Jarnac and Cognac.

The Chateau has benefited from a new roof and timber frame at a cost of over €300,000 which can be seen in the photos.

This stunning and imposing chateau has a wealth of original features, fabulous 4 meter high ceilings and is just waiting for its new owner to restore and bring it back to life.

There is an opportunity to create a further 3/ 4 bedrooms in the attic space the 2 separate staircases make it ideal to create a hotel or B&B with private guest access.

Water and electricity on site but will need connecting.

## 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.



## DESCRIPTION

### Ground floor

\*Living room (50m<sup>2</sup>), kitchen (23m<sup>2</sup>), dining room (24m<sup>2</sup>), living room/ study (12m<sup>2</sup>), separate WC.

\* A basement accessed via a staircase from the ground floor is approximately 150m<sup>2</sup> and offers full height ceilings

### First floor

\*Bedroom 1 (30m<sup>2</sup>), bedroom 2 (25m<sup>2</sup>), bedroom 3 (23m<sup>2</sup>), bedroom 4 (13m<sup>2</sup>), 2 bathrooms (17m<sup>2</sup> and 8m<sup>2</sup>)

### Second floor

\*A space of approximately 150m<sup>2</sup> with at least 2.3m ceiling height offering the opportunity to create additional living space.

Outside there is a large enclosed garden, an old garage requiring a new roof and the remnants of a swimming pool which will need total renovation.

Bordeaux and Limoges airports 90 minutes, Cognac 30 minutes, Angouleme 20 minutes from where you can take the TGV to Paris in 2 hours.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES