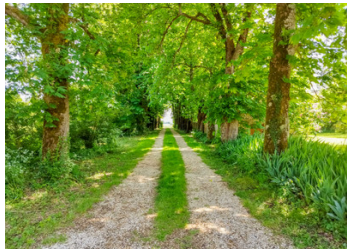


This XVII century château offers four bedrooms, extensive outbuildings, land suitable for horses and woodland.



INFORMATION

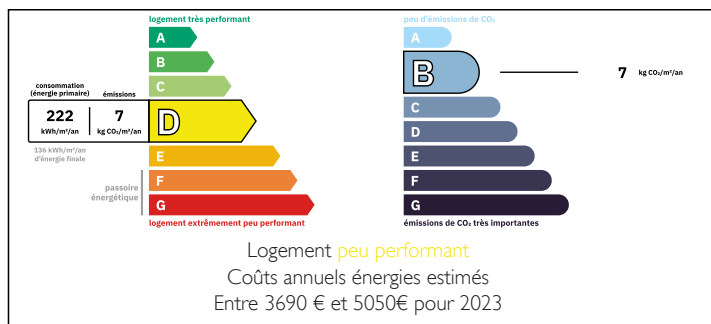
Town:	Civray
Department:	Vienne
Bed:	4
Bath:	2
Floor:	290 m2
Plot Size:	76824 m2



IN BRIEF

Oozing character and charm, this historical XVII chateau is entered via an avenue of chestnut trees. Suitable for horses or a smallholding, this property offers comfortable and spacious living accommodation with four bedrooms, two bathrooms and two reception rooms. If you are looking for a property where your animals can be on your doorstep, this property is for you. The land is attached and the woodland just across the lane. A little cottage in the grounds is waiting to be renovated and would be ideal for rental potential. If you are a serious buyer with finance in place, make contact today to book your viewing.

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.



DESCRIPTION

Entering the property via an alley of chestnut trees, the paddocks are to your right and the gardens and chateau to your left. The outbuildings and cottage to renovate are to the rear of the chateau and form a private courtyard..

The property comprises on the ground floor of a large kitchen/ dining room 54m² with a woodburning stove situated in a Charentaise fireplace. An original flagstone floor, this room has had the ceiling rebeamed and insulated

The lounge 42m² has a flagstone floor and a further wood burning stove.

Office 27m² also with flagstone floor and woodburning stove,

Utility room 21m² with a second staircase leading to the first floor.

The first of the towers has the stone staircase leading to the first floor and the second tower is currently unused, but could easily be transformed into a ground floor WC

The first floor :

Bedroom 37m² with ensuite shower room with WC 6m²

A passageway leading to three further bedrooms 22m², 22m² and 23m²

Bathroom 10m² comprising of roll top bath, shower, wash basin and WC

Outside :

Barn 120m² with door through to an attached barn partially used as stables 180m²

Old piggeries / stables and storage building 350m² with a loftspace of 225m²

A old cottage waiting to be renovated with old bread oven also for renovation 60m²

Further stone buildings 130m²

Barn 137m² and further old stables 120m²

A well situated in the courtyard has water in it occasionally.

To the front of the property is a stone building, ideal for storage...

LOCAL TAXES

Taxe foncière: 1180 EUR

Taxe habitation: EUR

NOTES