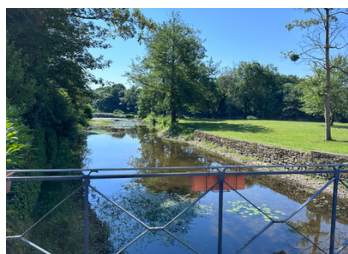


Beautiful seven-bedroom château with private island 6533m2 and panoramic views by the river Creuse.



INFORMATION

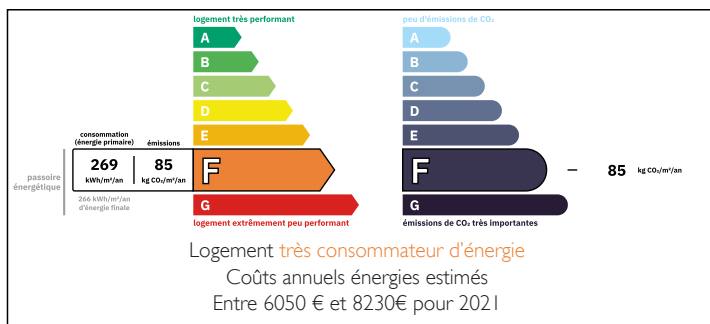
Town:	Pouilligny-Saint-Pierre
Department:	Indre
Bed:	7
Bath:	2
Floor:	285 m2
Plot Size:	13042 m2

IN BRIEF

Leggett Immobilier are pleased to present this handsome Château set within its' own grounds at an exceptionally pretty location on the Creuse river. Facing south, the Château has wonderful outdoor spaces including a wrap-around decked terrace to the side and rear and a generous barbeque area facing its own private island, perfect for events, evening walks or aperitifs. Constructed around 1880, this picture-perfect French château is an historic estate on the site of a former mill dating back to 1530. With its' mature trees and gorgeous waterside setting this property is a rare find and viewing is highly recommended.

The bedrooms are all renovated with space to install en suite bathrooms. Technical features include underfloor heating, solar panels, double glazing, a central vacuum system, reversible air conditioning, and very shortly, an energy upgrade to...

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

This riverside château is approached via entrance gates and a gravel circular driveway and with a shaded seating area to the left. The principal door leads to the sitting room and dining room, which has underfloor heating beneath the tiles, a corner for playing cards and a curved marble staircase ascending to the upper floors. Ahead is the large sun-filled kitchen with sliding doors onto the decked terrace to the side. The kitchen is fully fitted and houses a large dining table which can seat 12 people. Following the terrace round to the rear and over the river, there is a generous barbecue/summer kitchen, and a ramp and also steps leading down onto the serene private island.

In the front garden is an outbuilding providing covered parking for four vehicles, a workshop and pantry. The building has solar panels and the present owners sell electricity back to the national grid.

On the first floor a landing leads to three generous bedrooms and a large bathroom. On the second floor there is a further four bedrooms and shower room. Six of the bedrooms have been very recently renovated, including space to add en suite shower rooms and left undecorated so you can design to your taste. A laundry room/study is on the stair turn to the first floor.

In the grounds are a pretty chalet and tennis court, both for renovation, a separate underground cellar and workshop. The...

LOCAL TAXES

Taxe foncière: 2147 EUR

NOTES