



IN THE SOUTH LOIRE VALLEY, A RENOVATED
CHATEAU WITH ALL THE COMFORTS , WITH
OLD FEATURES, IN A WOODED PARK.

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PROPERTY FACT FILE	
REFERENCE	A13283
PRICE	€ 830,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	365 m ²
LAND	40000 m ²
TOWN	Richelieu
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Preservation of original features
- High comfort, 2 central heating systems
- Close to all amenities
- 10x5 heated pool with pool house
- 4 ha park with trees and meadows

IN THE SOUTH LOIRE VALLEY, A RENOVATED CHATEAU WITH ALL THE COMFORTS, WITH OLD FEATURES, IN A WOO...

Ref : AI3283

Come and discover this castle located at the crossroads of Anjou, Touraine and Poitou in a region called Haut-Poitou, more precisely in the Vienne, 12 km from Richelieu and about 30 km from the Loire.

This tuffeau castle flanked by two machicolated towers is situated

DESCRIPTIF

The current owners of this medieval castle have contributed to creating a house for family reunions over the last 10 years, providing undeniable comfort with its efficient central heating, double glazing on old windows and its outdoor swimming pool heated by a heat pump.

We are in a region with a mild climate as it is situated about 50 km south of the Loire. We are therefore in a large melon producing region, and there are also good asparagus and strawberry producers. The local markets of Richelieu on Fridays and Loudun on Tuesdays allow you to buy from local producers.

In winter the area is also known for the production of melanosporum truffles. And of course the vineyards of Chinon and Saumur are nearby.

A small country road with little traffic allows you to reach the automatic gate giving access to the tree lined driveway leading to the entrance of the château.

GROUND FLOOR

A beautiful and bright entrance hall of approx. 20m2 with encaustic tiled floor, beautiful wallpaper and beams.

On the right, a large 42m2 living room with magnificent parquet floor, beams, bright and flowery tapestry and a spectacular fireplace. Following the lounge, in the tower, a 13 m2 study with exposed stone walls.

To the left of the entrance, the 45 m2 dining room with wooden floor, beams and flowery tapestry, has a fireplace equipped with a central wood heating system relayed if necessary by a gas heater. Following the dining room, in the tower, is another office of approximately 13 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI3283>

COMPLETE FILE AND PHOTO ON REQUEST



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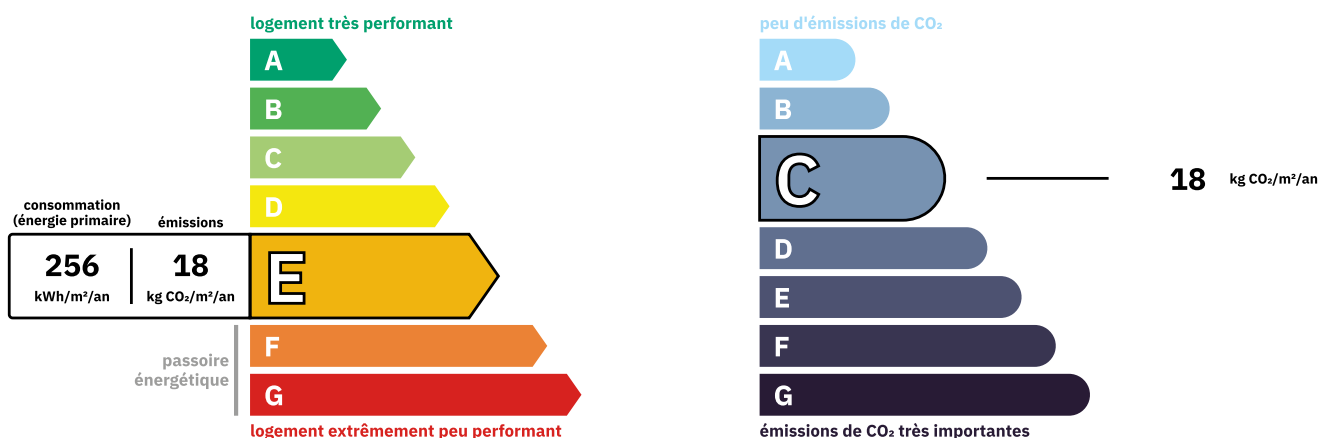
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 4444 € and 6012€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

Réf : AI3283
FILE COMPLETE
AND PHOTOS
ON REQUEST

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