



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 <sup>2</sup>
LAND	40000 m <sup>2</sup>
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

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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

## DESCRIPTION

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/A13283>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

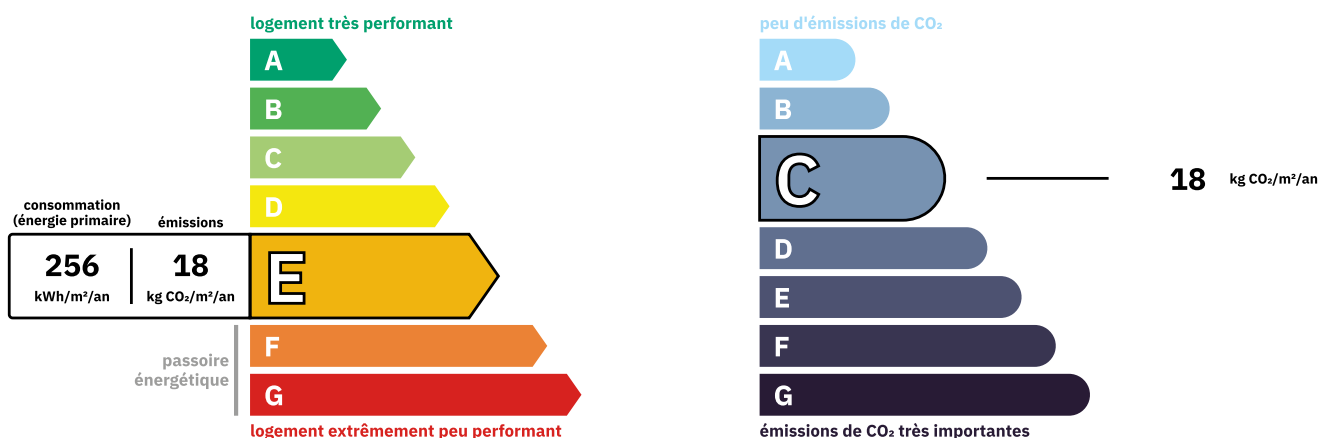
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## ENERGIE-DPE

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

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## CONTACT

Réf : AI3283  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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