



\*\*\*UNDER OFFER \*\*\* SPLENDID 16TH CENTURY  
CHATEAU OVERLOOKING THE DRONNE VALLEY.



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THE DRONNE VALLEY. ...



## PROPERTY FACT FILE

REFERENCE	A29024NWO24
PRICE	€ 990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	5
ACCOMMODATION	450 m <sup>2</sup>
LAND	36555 m <sup>2</sup>
TOWN	Parcoult-Chenaud
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	To be renovated, Habitable
FEATURES	Swimming Pool, Other Drainage, River Frontage

\*Price based on current exchange rate which is subject to change







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This elegant complex has a rich history, dating back to the 13th century. Seized by the English and completely destroyed, it was rebuilt in the 16th century by François I, on the remains of the old medieval castle. Henry IV is even said to have stayed here. Renovated as a large family home in the 1930s, it has great

## DESCRIPTIF

This property features 5 lounges, 4 kitchens, 13 bedrooms and 5 shower rooms, as well as numerous outbuildings such as barns, stables, workshops, wine storehouses, cellars, a bread oven and more, set around a large landscaped park with a water mirror. To the east of the buildings, a large 12 x 6 m swimming pool, a meadow, an orchard and a beautiful wooded area complete this magnificent property.

### MANOIR

#### GROUND FLOOR

- Entrance via the main staircase (38m2)
- Reception room divided into 2 rooms (57m2 and 36m2)
- Dining room (60m2)
- Kitchen (10m2)
- Study (24m2)
- Living room (43m2)
- Bathroom (7m2)
- Utility room (32m2)
- Room with bread oven (20m2)
- Shed (15m2)
- Basement cellar of approximately 300m2

#### 1st FLOOR

Right wing (to be completely renovated):

- 4 bedrooms of 15, 20.5, 21 and 30m2 respectively

Left wing:

- Bedroom (25m2)
- Bedroom (20m2) with bathroom (4,2m2)
- Bedroom (14m2)

Renovated flat comprising:

- Living room (47,5m2)
- Bedroom (13m2) with shower room (3,2m2)
- Bedroom (16m2) with pigeonier access
- Bathroom (5,5m2)
- Fitted kitchen (10m2)

#### 2nd FLOOR

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29024NWO24>

COMPLETE FILE AND PHOTO ON REQUEST



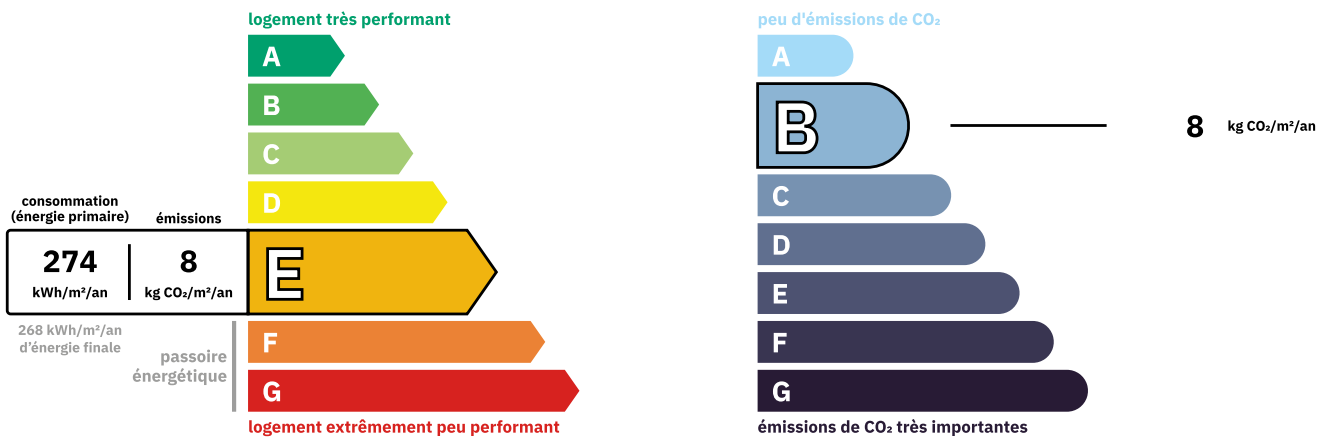
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 4450 € and 6070€ for 2021

## NOTICE

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

I: 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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A29024NWO24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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