LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A29024NWO24
PRICE	€ 850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	5
ACCOMMODATION	450 m²
LAND	36555 m²
TOWN	Parcoul-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



DESCRIPTION

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 magnificient 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 pigeonnier 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

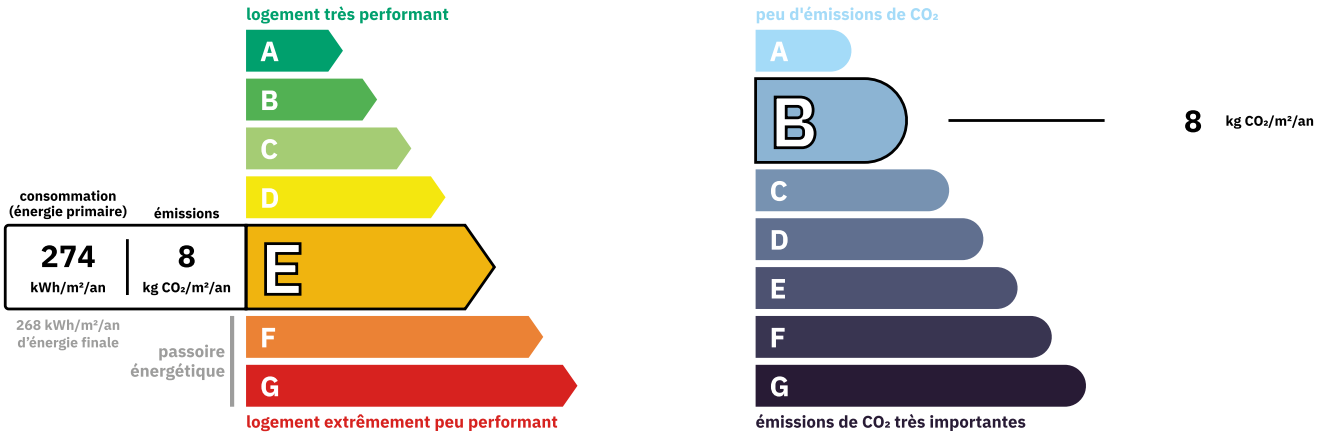
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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