



YOUR DREAM FRENCH CHÂTEAU,
SURROUNDED BY ALMOST 6 HECTARES OF PARK
AND WOODLAND

www.leggettprestige.com

YOUR DREAM FRENCH
CHÂTEAU, SURROUNDED
BY ALMOST 6 HECTARES
OF PARK AND
WOODLAND ...



PROPERTY FACT FILE

REFERENCE	A34439JDY79
PRICE	€ 678,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	2
ACCOMMODATION	450 m ²
LAND	58257 m ²
TOWN	Saint-Maixent-de-Beugné
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale, Manoir
CONDITION	To be renovated, Good condition
FEATURES	Other Drainage, Garage, Private parking

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

- Chateau with turrets
- 6 Hectares of surrounding land and forest
- Spacious and elegant reception and dining rooms
- Large kitchen with lovely fireplace
- Lovely views and over 400m² of habitable space.

YOUR DREAM FRENCH
CHÂTEAU, SURROUNDED
BY ALMOST 6 HECTARES
OF PARK AND
WOODLAND ...

Ref : A34439JDY79

If you've ever dreamed of owning a Château, this is exactly how you'd picture it. A charming winding lane leads through the estate to the elevated residence, complete with turrets and a balcony. Nestled in a peaceful location just outside the village of St Maixent de Beugne in Deux-Sèvres, near the Vendée border, this stunning property offers

DESCRIPTIF

The house was completed in 1874 and is set over 3 floors, plus the cellars, which cover the entire footprint of the main house. There is an attached garage.

The main drive leads to a parking area sufficient for several cars. There is a second entrance from a rear lane.

The house is currently laid out as follows;

Main floor; Oak parquet flooring throughout except for the kitchen, which has a tiled floor.

The main door is on the rear facade and opens into the entrance vestibule, (17m²).

The kitchen is immediately to the right, with a large open fireplace and an ancient stone potager (30m²). It has some fitted cupboards and work tops. Door and steps to the side garden and doors to the rear garden.

Double doors through to the dining room, 32.5m² with 3 large windows and a marble fireplace.

Small reception room 17m² with a glazed door onto the stone terrace and stairs, leading down to the garden.

Lounge 32m², with 3 windows, marble fireplace and character ceiling rose.

These rooms all boast wonderful views over the main garden. With large double doors connecting them, they create a seamless flow between spaces, making them ideal for entertaining guests or hosting gatherings.

To the rear, an office of 18m² with a double-glazed window.

Enclosed hall with main staircase 10m²

WC, 2.7m²

Lovely curving staircase leads to the first floor

1st Floor

Landing 3.5m²

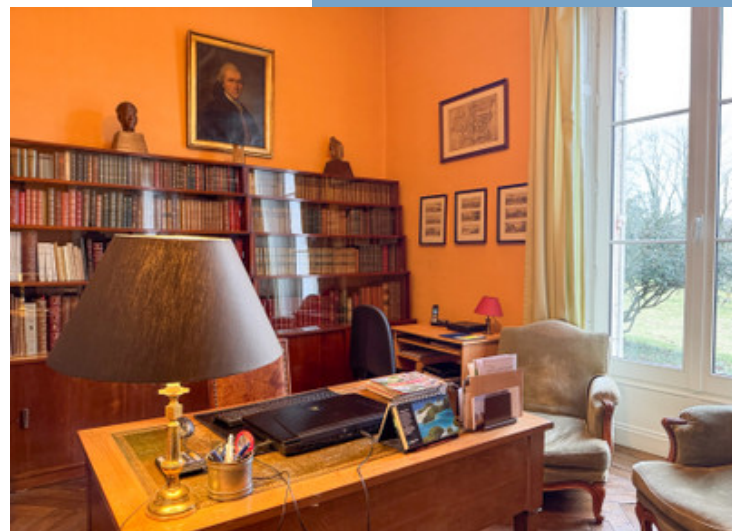
Bedroom 1, 18.5m², plus a small library room 1.1m²

Jack and Jill shower room, 4.2m², which is shared with b

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34439JDY79>

COMPLETE FILE AND PHOTO ON REQUEST



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

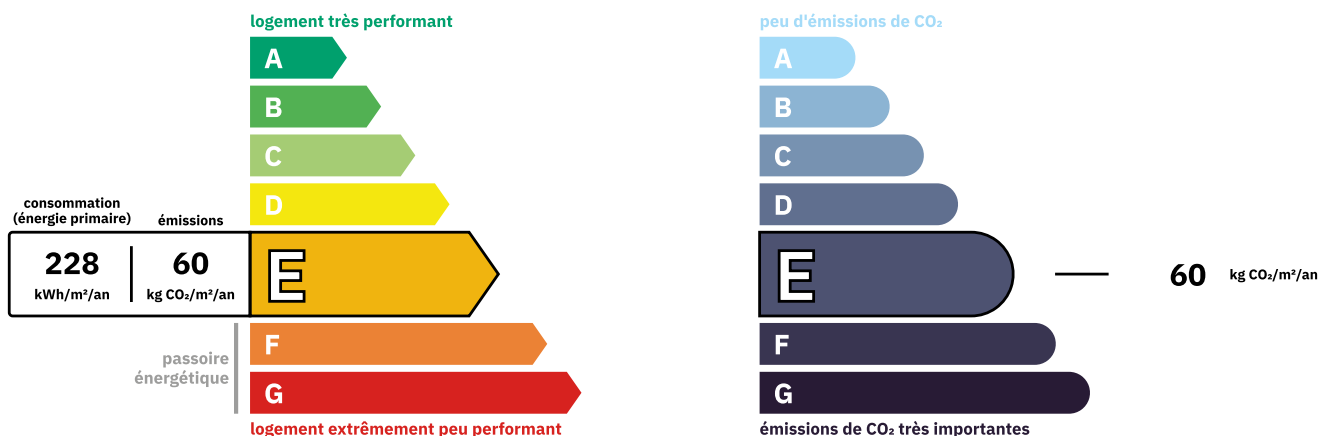
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

YOUR DREAM FRENCH
CHÂTEAU, SURROUNDED BY
ALMOST 6 HECTARES OF
PARK AND WOODLAND ...

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

Ref : A34439JDY79

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 9420 € and € for 2023

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.

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 : A34439JDY79
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr