



A STUNNING 15TH CENTURY CHÂTEAU  
SITUATED IN THE GLORIOUS VIENNE  
COUNTRYSIDE WITH PRIVATE RIVER FRONTAGE



A STUNNING 15TH CENTURY CHÂTEAU  
SITUATED IN THE  
GLORIOUS VIENNE  
COUNTRYSIDE WITH  
PRIVATE RIVER FRON...



## PROPERTY FACT FILE

REFERENCE	A36945DRO86
PRICE	€ 990,150 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (943 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	281 m <sup>2</sup>
LAND	68636 m <sup>2</sup>
TOWN	Brigueil-le-Chantre
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Equestrian
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage

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





- Pellet burner central heating
- 2 x self catering gîtes
- 12m x 6m Swimming pool
- Private river frontage
- Events barn

A STUNNING 15TH CENTURY CHÂTEAU  
SITUATED IN THE  
GLORIOUS VIENNE  
COUNTRYSIDE WITH  
PRIVATE RIVER FRON...  
Ref : A36945DRO86

Steeped in history and close to the town of Montmorillon, you will find this magical 15th century Château sitting in a peaceful, private setting surrounded by approx 7 hectares of pasture and woodland with river frontage

Formerly a fortress belonging to the Baronry of Montmorillon, it's

## DESCRIPTIF

The Château is accessed from a private quiet lane that leads to gates into the property - There is ample parking for several vehicles

Enter the Château through a large ancient oak door, the stone spiral staircase in the entrance hall looks like it has been heavily used as the stone steps show the wear and tear of use over the centuries

On the ground floor you will find the grand salon ( 52m<sup>2</sup>) with its large imposing open fireplace, tiled floor and exposed wooden beams - a door to the terrace overlooking the valley and river below provides a great place to relax and admire the view ; door to the first guest room "The Petite Princess" bedroom (23m<sup>2</sup>) with modern en-suite shower room - wonderful oak beam dressing table shelf. Door to kitchen ( 36m<sup>2</sup>) - this is where the owners prepare the meals for guests and features a large piano electric AGA cooker - the unique tiles behind show the Château Mareuil logo designed by the Chatelaine

Spiral stone staircase (the tower) to first floor door to The "Prince Suite", (24m<sup>2</sup>) (bedroom boasting a designer bathroom created by artisan craftsmen - this Suite is very popular with honeymooners Door to Bedroom "The Princess Suite" ( 49m<sup>2</sup>) with a beautiful contemporary shower room of the highest standard.

Spiral stone staircase to second floor - An attic space large enough to create more rooms as required approx 100m<sup>2</sup> of space - stairs to top of the tower with magnificent views over the surrounding countryside

Attached to the main bu



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36945DRO86>

COMPLETE FILE AND PHOTO ON REQUEST

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

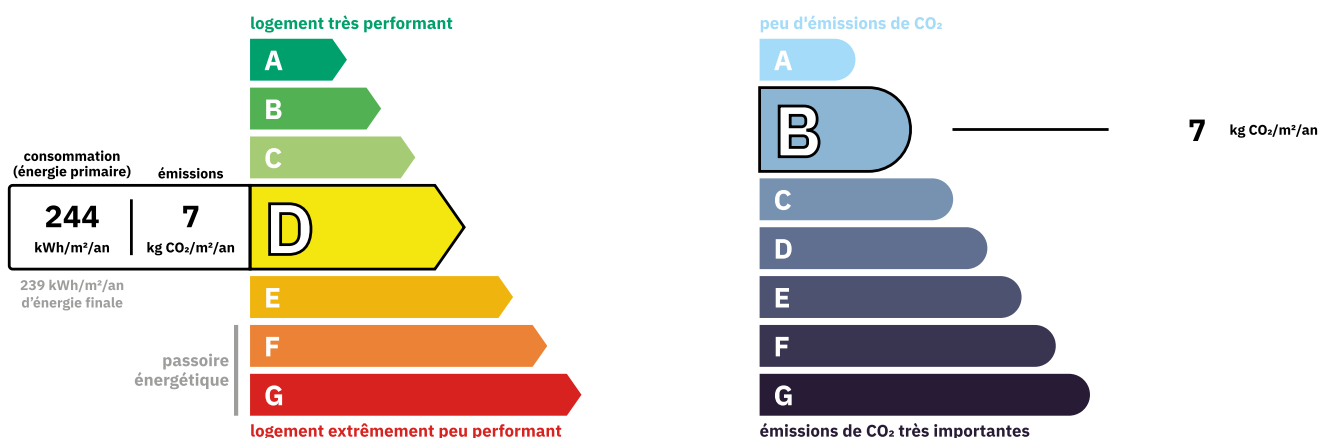
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

A STUNNING 15TH CENTURY  
CHÂTEAU SITUATED IN THE  
GLORIOUS VIENNE  
COUNTRYSIDE WITH PRIVATE  
RIVER FRONT...

Ref : A36945DRO86

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 1840 € and 2540€ for 2022

## 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 : A36945DRO86  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)