LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL SEVEN-BEDROOM CHÂTEAU WITH PRIVATE ISLAND 6533M2 AND PANORAMIC VIEWS BY THE RIVER CREUSE.

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

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BEAUTIFUL SEVEN-BEDROOM CHÂTEAU WITH PRIVATE ISLAND 6533M2 AND PANORAMIC VIEWS BY THE RIVER CREUSE....





PROPERTY FACT FILE

REFERENCE	A46509SKN36
PRICE	€ 526,600 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	2
ACCOMMODATION	285 m²
LAND	13042 m²
TOWN	Pouligny-Saint-Pierre
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

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





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- Secluded grounds and island of 1.3 hectares
- Tranquil, gated location offering total privacy
- Reversible air con, underfloor heating, solar
- Pavilion, tennis court, cave, several outbuildings
- Strong commercial potential as hotel or for events

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Leggett Immobilier are pleased to present this handsome Château set within its' own grounds at an exceptionally pretty location on the Creuse river. Facing south, the Château has wonderful outdoor spaces including a wrap-around decked terrace to the side and rear and a generous barbeque area facing its own private island, perfect for



DESCRIPTION

This riverside château is approached via entrance gates and a gravel circular driveway and with a shaded seating area to the left. The principal door leads to the sitting room and dining room, which has underfloor heating beneath the tiles, a corner for playing cards and a curved marble staircase ascending to the upper floors. Ahead is the large sun-filled kitchen with sliding doors onto the decked terrace to the side. The kitchen is fully fitted and houses a large dining table which can seat 12 people. Following the terrace round to the rear and over the river, there is a generous barbecue/summer kitchen, and a ramp and also steps leading down onto the serene private island.



In the front garden is an outbuilding providing covered parking for four vehicles, a workshop and pantry. The building has solar panels and the present owners sell electricity back to the national grid.

On the first floor a landing leads to three generous bedrooms and a large bathroom. On the second floor there is a further four bedrooms and shower room. Six of the bedrooms have been very recently renovated, including space to add en suite shower rooms and left undecorated so you can design to your taste. A laundry room/study is on the stair turn to the first floor.

In the grounds are a pretty chalet and tennis court, both for renovation, a separate underground cellar and workshop. The property sits on a river whose level is managed by the dam at Lac Eguzon and so flooding is not an issue.

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46509SKN36

COMPLETE FILE AND PHOTO ON REQUEST

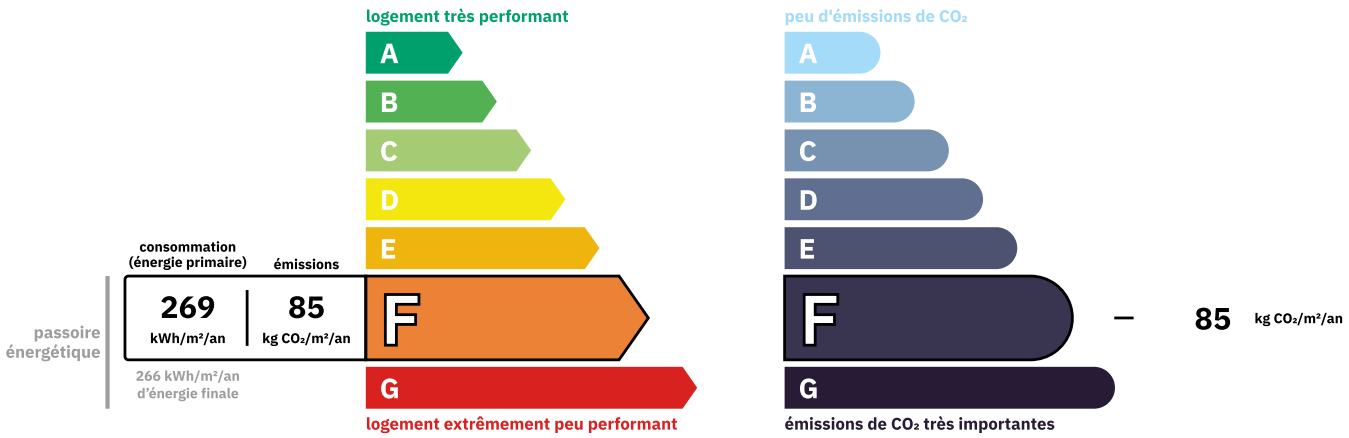
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 6050 € and 8230€ 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.

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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 :A46509SKN36
FILE COMPLETE AND PHOTOS ON REQUEST

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

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