LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HISTORIC LOIRE CHÂTEAU WITH EXTENSIVE GROUNDS, OUTBUILDINGS AND BUSINESS POTENTIAL

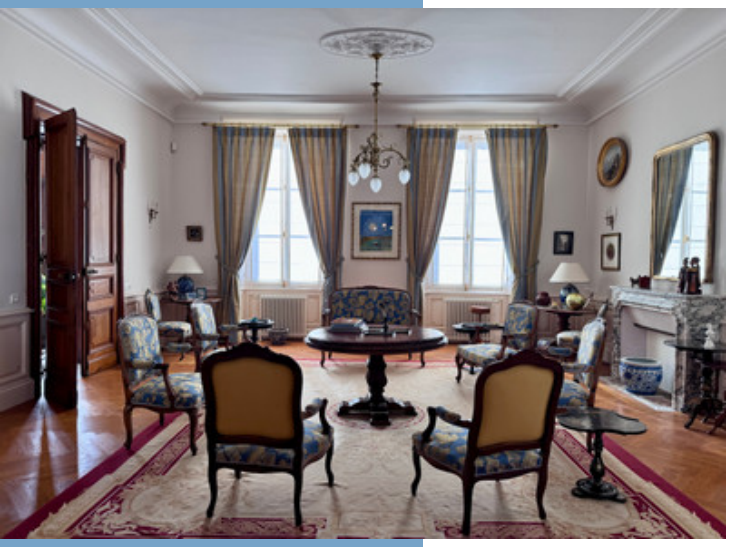
www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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HISTORIC LOIRE CHÂTEAU WITH EXTENSIVE GROUNDS, OUTBUILDINGS AND BUSINESS POTENTIAL...









PROPERTY FACT FILE

REFERENCE	A48350MNL49
PRICE	€ 2,650,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (2 500 000 EUR hors honoraires)
BEDROOM	17
BATHROOM	11
ACCOMMODATION	1092 m²
LAND	70000 m²
TOWN	Ingrandes-Le Fresne sur Loire
DEPARTMENT	
LOCATION	Village property
TYPE	Maison familiale, Maison de Maitre
CONDITION	
FEATURES	Mains drainage, Lake, Garage

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

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- Elegant 19th-century Loire architecture.
- Excellent condition with plenty of château charm.
- Elevated setting with panoramic Loire views.
- Within easy reach of amenities and road or rail.
- A property with genuine scope to evolve.

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Set in 7 hectares of enclosed grounds overlooking the Loire, this substantial château dates from 1878 and offers an exceptional combination of private accommodation, extensive professional space and development potential. The château provides 21 rooms, including 15 bedrooms, arranged over three floors, with a lift and approximately

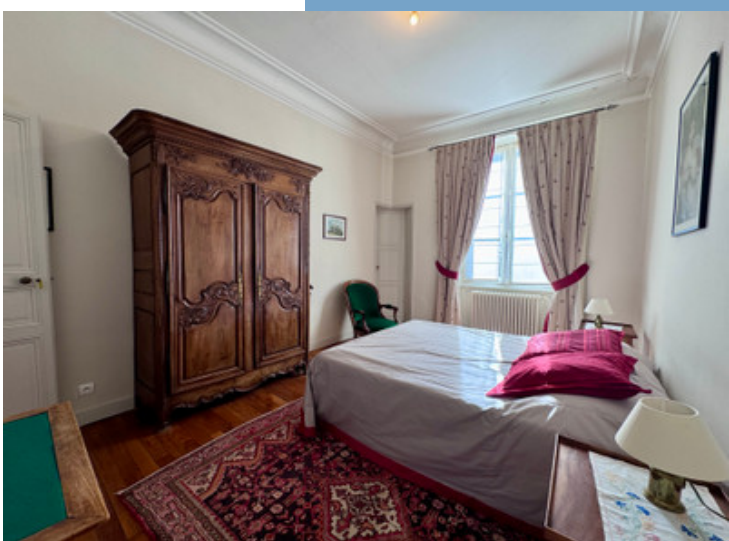


DESCRIPTION

This handsome 19th-century château enjoys an elevated position above the Loire, with the river stretching out below. Built in 1878 in carved tuffeau stone over a granite base, the property combines the character and proportions of a traditional Loire château with an unusually large amount of additional space. Restored by the current owners,, it offers the rare possibility of creating a truly personal country estate, while also providing extensive space for professional, creative or commercial activities.



The château offers approximately 1,000m² of accommodation over three principal floors, with a lift and around 120m² of cellars.
The impressive ground floor has 4.30m ceilings and includes a large entrance hall [20m2], reception room, library/music room [71m2], dining room [33m2], shower room and WC, together with a spacious fitted kitchen [20.5m2] overlooking the park and a pantry. The reception rooms retain their parquet floors and marble fireplaces, creating elegant spaces for entertaining or simply enjoying family life.
The first floor has nine bedrooms [ranging between 10.34 and 21.5m2], six with private shower rooms, two further WCs and a separate private apartment comprising a sitting room, shower room and large bedroom with marble fireplace and balcony overlooking the Loire.
Seven further bedrooms occupy the second floor [14.5m2 to 20m2], together with a WC, four bathrooms and a large children's games room [21m2].
With this amount of accommodation, a new owner co...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48350MNL49

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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CONTACT

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