



## Fully renovated stunning eight bedroomed chateau set in beautiful grounds



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,132,416.01

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Châlus
Postleitzahl:	87230
Veröffentlicht:	17.07.2025

### Beschreibung:

A rare opportunity to acquire a stunning historical eight-bedroom fully renovated château with beautiful private gardens and swimming pool. This wonderful chateau has been renovated to an exceptionally high standard and now provides a modern luxurious home whilst still retaining many of its historical features and origins. Originally built for the love interest of a local noble man, this chateau has a romantic past that dates back over 150 years. Located in a private setting and elevated above street level, the property is surrounded by stone walls and wrought iron gates which provides complete privacy and security. The gardens are beautifully maintained and there is an impressive inground all season - heated and cooled as required - salt water swimming pool with surrounding terrace. You enter the impressive house into a large luminous hallway where you are immediately greeted by the original beautiful circular staircase. Off to the right you will discover a fabulous modern fully equipped kitchen with a huge lovely old stone fireplace. The kitchen has been designed to a commercial standard to allow for a variety of possibilities, of course it is a wonderful family kitchen but for anyone who wants to run cookery demonstrations, offer in house dining experiences etc, the kitchen is ready for this. The kitchen has a very large commercial gas and electric cooker with double oven, 6 gas burners and hotplate situated within the grand 'château' style fireplace. There is a large double door fridge with icemaker, separate wine fridge and a stunning three meter marble centre island. Off the kitchen is the laundry and utility room with washing machine and dryer and extensive cupboards. From the hallway two beautiful oak doors lead to the exceptionally luminous large living room which houses a lovely Napoleonic Black Marble open fireplace. The room has original wooden flooring, high ceilings and an original ceiling rose. There are electric shutters on all



windows and the windows face out onto the rear grounds. The rear grounds can be reached through double French doors from the living room which allows for seamless entertaining. To the left of the living room area is the very large dining room that is entered by two solid oak doors. Lovely panelling surrounds the room. Two large double windows open up the view onto the rear grounds, pool area and the village church. To the left of the entrance there is a good sized ground floor bedroom with an en-suite bathroom. There are two large storage rooms with extensive shelving. A separate WC is located in the hallway. Ascending the magnificent oak circular stairway with sisal runner and iron railings you arrive at a large landing. Off the landing you will find four beautifully renovated bedrooms 3 of which have new en-suite bathrooms. With 3m high ceilings, the spacious bedrooms are all flooded with natural light. The master bedroom has extensive built-in cupboards and has an ensuite with floor to ceiling tiles, a beautiful 'egg' bath and stunning chrome tap ware, a double sized walk-in shower with large rain showerhead, two single sinks and a WC. There are two further large bedrooms with their private ensuite shower rooms. And there is also a smaller bedroom on this level. The beautiful oak staircase continues to the top level with a cosy open landing area. To the left is a door leading to a large open hallway leading to two bedrooms and an open plan entertainment/ games room. A further separate bedroom and bathroom are located on this level along with access to the two undeveloped tower rooms that are used at the moment for storage. The grounds of this exceptional property are very private, raised from street level with high walls and hedges, with 1600m<sup>2</sup> of garden. At the rear is an in ground heated pool, raised deck with gazebo, deck barbecue area, and a tiled area around the pool. There are also two garden sheds and a well. The garage can be reached by a stairway inside the walled front area and by the street garage doors. There is ample room for parking, an electric vehicle charging point and lots of room for storage. The garage leads to two vaulted cellars ideal for your wine collection. The home is equipped with central heating, reverse heat pumps, air conditioning, electric shutters, and double-glazed windows. Previously, the property was offered out for rentals as a five-star-rated vacation rental home. The house is being sold fully furnished so all you need to bring is your suitcase. The château is on the Richard the Lionheart route, and Santiago de Compostelle route. It is within walking distance to bakeries, shops, bars, restaurants, and a health spa and also the Castles of Chalus-Maulmont and Chalus Chabrol. The city of Limoges with its airport (direct flights to UK) and fast train links to Paris make this a perfect place as a permanent residence, holiday house or to resurrect the previous holiday letting business to earn an income. It is on the border with the Dordogne and close to Brantome and Périgueux and within easy driving distance to the wine regions of Bergerac, Saint Emilion and Bordeaux. Room dimensions: Ground floor: Entrance hall 10m<sup>2</sup> Kitchen 25m<sup>2</sup> Lounge 43m<sup>2</sup> Dining room 32m<sup>2</sup> Bedroom 13m<sup>2</sup> First floor: Bedroom 29m<sup>2</sup> Ensuite bathroom 10m<sup>2</sup> Bedroom 31m<sup>2</sup> Ensuite shower room 6m<sup>2</sup> Bedroom 27m<sup>2</sup> Ensuite shower room 5m<sup>2</sup> Bedroom 14m<sup>2</sup> Second floor: Lounge 20m<sup>2</sup> Bedroom 14m<sup>2</sup> Bedroom 14m<sup>2</sup> Bedroom 15m<sup>2</sup> Shower room 5m<sup>2</sup> Garage 30m<sup>2</sup> Shed 31m<sup>2</sup> Shed 14.5m<sup>2</sup> Cellar 21m<sup>2</sup> Wine cellar 15m<sup>2</sup>

Gebaut: 1850

## Allgemein

Schlafzimmer: 8  
Badezimmer: 5  
Fertige m<sup>2</sup>: 406 m<sup>2</sup>  
Grundstücksgröße: 1658 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 11



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Innenausstattung: Fitted kitchen

## Versorgungsdetails

Heizstoff: Electric

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 167

## Gebäudedetails

Parkplatz: Ja  
Anzahl der Garagen: 1  
Außen-Ausstattung: Pool  
Anzahl Etagen: 3

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/TXNV-T22841/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T22841/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 7A3B16D6BAD547AE

