



## Elegant 7e/s bed chateau, 11.9ha, gîte, wood 10.3ha, meadow, o'bldgs, nr Poitiers



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,402,318.27

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Poitiers
Ταχυδρομικός κωδικός:	86000
Δημοσιεύθηκε:	28/04/2024

### Περιγραφή:

**Elegant 17th/19th century renovated 7 en-suite bedroom château (about 500m<sup>2</sup> habitable) and a 2 bedroom gîte (about 65m<sup>2</sup> habitable). On the edge of a village, 17 km from the centre of Poitiers and 6km from a good golf course. The rooms are well proportioned, spacious and light. Set in 11.9ha land which includes a large courtyard with two pigeonniers, approx. 7,900m<sup>2</sup> of parkland/garden, 3,750m<sup>2</sup> kitchen garden/pasture, 10.3 ha of stunning woodland, 300m<sup>2</sup> floor area of outbuildings and a beautiful little chapel. The renovation has been carried out with great care keeping many original features.**

**Ideal location for chambres d'hotels / small weddings, there being a professional kitchen in addition to the attractive chateau kitchen. Poitiers conference centre 16km. Futuroscope and its conference centre 23 km. Airport 21km.**

### GENERAL INFORMATION

Almost all rooms, staircases and corridors are very light and airy

General condition: very good - roof redone in 1995

Electric gate

Mains drainage

Hot water tank with enough water for 20 people. Water softener.

A good "D" rating (214) for energy consumption and an "E" rating for CO<sup>2</sup> emission



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Double glazing on ground floor and wing of first floor.  
All walls insulated  
Oil central heating - recent below ground 5000 litre tank

In the village: baker with basic groceries, café-restaurant-hotel, nursery and primary school  
4 km/5mins: little town of Saint Julien l'Ars with supermarket, doctors, pharmacy, bank...  
6 km/6mins: good 18 hole golf course  
8 km/10 mins: Poitiers university top teaching hospital (CHU)  
16 km/18 mins: TGV station in Poitiers with direct trains to Paris, Bordeaux and Lille (with connections to Eurostar)  
17 km/21 mins: town centre of Poitiers  
17 km/24mins: Autoroute A10 Poitiers Sud  
21 km/37 mins: Poitiers airport with flights to the UK  
23km/26 mins: Futuroscope and its conference centre

## **DIMENSIONS**

**CHATEAU** approx. 500m<sup>2</sup> habitable space (approx. 435m<sup>2</sup> excluding corridors )

### **Ground floor**

ENTRANCE HALL – 6.1 x 3.3m (20.1m<sup>2</sup>)  
LIVING ROOM - 6.4 x 6.1m (39.0m<sup>2</sup>) - marble fireplace  
LIBRARY – 4.8 x 3.8m (18.2m<sup>2</sup>) - marble fireplace - large bookcase  
CORRIDOR – 9.4 x 1.3m (12.2m<sup>2</sup>)  
CLOAKROOM / WC – 4.6 x 1.6m (7.4m<sup>2</sup>)  
DINING ROOM - 8.2 x 6.1m (50.0m<sup>2</sup>) - marble fire-place - beautiful stone floor  
KITCHEN - 7.4 x 5.0m (37.0m<sup>2</sup>) - beautiful floor (terracotta and oak)  
STAIRCASE – beautiful stone

### **First floor**

CORRIDOR – 25.6 x 1.5 (38.4m<sup>2</sup>)  
BEDROOM 1 – 4.8 x 4.8m (22.1m<sup>2</sup>) - marble fireplace - cupboards  
BATHROOM - 3.5 x 2.0m (7.0m<sup>2</sup>)  
Separate WC – 1.8 x 0.9m (1.6m<sup>2</sup>)  
BEDROOM 2 - 4.6 x 4.1m (18.9m<sup>2</sup>) - marble fire-place  
BATHROOM / WC – 4.6 x 4.1m (6.9m<sup>2</sup>) - bidet and double basin  
BEDROOM 3 – 5.7 x 4.5m (25.7m<sup>2</sup>)  
BATHROOM – 3.5 x 2.9m (10.1m<sup>2</sup>) - double basin  
Separate WC – 2.3 x 0.8m (1.8m<sup>2</sup>) - bidet  
BEDROOM 4 - 6.0 x 4.6m (27.6m<sup>2</sup>) - large cupboards - mirrors  
Including SHOWER-ROOM / WC – 3.1 x 1.8m (5.6m<sup>2</sup>)  
STORAGE ROOM – 2.5 x 1.5m (3.8m<sup>2</sup>)  
STAIRCASE – beautiful stone

### **Second floor**

LANDING – 3.9 x 1.9m (7.4m<sup>2</sup>)



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CORRIDOR – 15.8 x 1.4m (22.1m<sup>2</sup>)  
BEDROOM 5 - 5.1 x 4.6m (23.5m<sup>2</sup>) - ceiling with exposed beams  
BATHROOM – 4.2 x 1.6m (6.7m<sup>2</sup>) - double basin and bidet  
Separate WC – 1.7 x 0.8m (1.4m<sup>2</sup>)  
BEDROOM 6 - 6.6 x 4.2m (27.7m<sup>2</sup>) - ceiling with exposed beams  
BATHROOM – 4.2 x 2.8m (11.8m<sup>2</sup>) - 2 basins, bidet, hanging-cupboard/cupboard  
Separate WC – 1.7 x 0.8m (1.4m<sup>2</sup>)  
BEDROOM 7 - 8.0 x 6.5m (52.0m<sup>2</sup>) - ceiling with exposed beams - marble fire-place  
BATHROOM - 6.3 x 3.0m (18.9m<sup>2</sup>) with exposed beams - corner bath - separate shower - WC

**GITE** approx. 65m<sup>2</sup> habitable space

ENTRANCE – 2.7 x 0.9m (2.4m<sup>2</sup>)  
LIVING / DINING ROOM – 4.5 x 4.2m (18.9m<sup>2</sup>)  
BEDROOM 1 – 3.0 x 2.6m (7.8m<sup>2</sup>)  
BEDROOM 2 – 3.9 x 2.9m (11.3m<sup>2</sup>)  
Separate WC – 1.6 x 1.5m (2.4m<sup>2</sup>)  
SHOWER ROOM - 4.1 x 1.5m (6.2m<sup>2</sup>)  
BREAD OVEN PASSAGE - 3.3 x 1.4m (4.6m<sup>2</sup>)  
KITCHEN PASSAGE – 3.3 x 1.4m (4.6m<sup>2</sup>)  
KITCHEN – 2.4 x 2.1m (5.0m<sup>2</sup>)  
Door to château kitchen

## PROFESSIONAL KITCHEN AREA

A door in the living room leads to a professional kitchen. If the professional kitchen is to be used for chambres d'hotes, the living room and dining room would probably be swapped round.

Ground floor

CORRIDOR – 9.2 x 1.4m (12.9m<sup>2</sup>) – includes washing machine area  
PROFESSIONAL KITCHEN - 8.1 x 3.0m + 2.1 x 1.5m (27.7m<sup>2</sup>) – includes washing up area  
REAR KITCHEN AREA – 10.5 x 4.7m (49.4m<sup>2</sup>) includes shower, 2xWC's & large cold room  
STAIRS  
convertible ATTIC - 6.0 x 4.0m (24.0m<sup>2</sup>)  
Small vaulted CELLAR with stone structures for wine barrels

**Beautiful CHAPEL** – 6.1 x 4.0m (24.4m<sup>2</sup>) - small cellar below

**OUTBUILDINGS** Floor area – approx.300m<sup>2</sup>

Old stables – 9.0 x 6.5m<sup>2</sup> (58.5m<sup>2</sup>)  
Old tack room – 6.5 x 2.0m (13m<sup>2</sup>)  
Pigeonnier 1 – 3.4m diameter (9.1m<sup>2</sup>)  
Pigeonnier 2 – 3.8m diameter (11.3m<sup>2</sup>)  
Outbuilding 1 – 6.7 x 4.3m (28.8m<sup>2</sup>)  
Outbuilding 2 – 13.8 x 4.8m (66.2m<sup>2</sup>)  
Outbuilding 3 – 27.0 x 4.8m (129.6m<sup>2</sup>) of which BOILER ROOM 4.5 x 3.8m (17.1m<sup>2</sup>)



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## GROUNDINGS

Square courtyard – 44m x 41m

Wood - approx. 10.3ha

Park - enclosed by walls or link fences

4 sided roof rainwater collection pond (160m<sup>2</sup>) with surrounding stone walls

Kitchen garden

**These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.**

Information about risks to which this property is exposed is available on the Géorisques website :

Price includes agency fees of 4%, payable by the buyer. Price before fees : 1,150,000 €

## FURTHER INFORMATION

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### **Κοινά**

Κρεβατοκάμαρες:	9
Τελειωμένα τετραγωνικά πόδια:	565 τ.μ
Μέγεθος αυλής:	118730 τ.μ

### **Energy efficiency**

Energy Use (kWh/m <sup>2</sup> /year):	214
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### **Building details**

Parking:	Ναί
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/PFYR-T163722/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T163722/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

159-pc86tou2

