



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



Informazioni sull'Agente

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Nome della ditta:	
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Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,402,318.27

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Poitiers
Cap:	86000
Publicato:	28/04/2024

Descrizione:

Elegant 17th/19th century renovated 7 en-suite bedroom château (about 500m² habitable) and a 2 bedroom gîte (about 65m² 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. 7,900m² of parkland/garden, 3,750m² kitchen garden/pasture, 10.3 ha of stunning woodland, 300m² 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 CO² emission



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. 500m² habitable space (approx. 435m² excluding corridors)

Ground floor

ENTRANCE HALL – 6.1 x 3.3m (20.1m²)
LIVING ROOM - 6.4 x 6.1m (39.0m²) - marble fireplace
LIBRARY – 4.8 x 3.8m (18.2m²) - marble fireplace - large bookcase
CORRIDOR – 9.4 x 1.3m (12.2m²)
CLOAKROOM / WC – 4.6 x 1.6m (7.4m²)
DINING ROOM - 8.2 x 6.1m (50.0m²) - marble fire-place - beautiful stone floor
KITCHEN - 7.4 x 5.0m (37.0m²) - beautiful floor (terracotta and oak)
STAIRCASE – beautiful stone

First floor

CORRIDOR – 25.6 x 1.5 (38.4m²)
BEDROOM 1 – 4.8 x 4.8m (22.1m²) - marble fireplace - cupboards
BATHROOM - 3.5 x 2.0m (7.0m²)
Separate WC – 1.8 x 0.9m (1.6m²)
BEDROOM 2 - 4.6 x 4.1m (18.9m²) - marble fire-place
BATHROOM / WC – 4.6 x 4.1m (6.9m²) - bidet and double basin
BEDROOM 3 – 5.7 x 4.5m (25.7m²)
BATHROOM – 3.5 x 2.9m (10.1m²) - double basin
Separate WC – 2.3 x 0.8m (1.8m²) - bidet
BEDROOM 4 - 6.0 x 4.6m (27.6m²) - large cupboards - mirrors
Including SHOWER-ROOM / WC – 3.1 x 1.8m (5.6m²)
STORAGE ROOM – 2.5 x 1.5m (3.8m²)
STAIRCASE – beautiful stone

Second floor

LANDING – 3.9 x 1.9m (7.4m²)



CORRIDOR – 15.8 x 1.4m (22.1m²)
BEDROOM 5 - 5.1 x 4.6m (23.5m²) - ceiling with exposed beams
BATHROOM – 4.2 x 1.6m (6.7m²) - double basin and bidet
Separate WC – 1.7 x 0.8m (1.4m²)
BEDROOM 6 - 6.6 x 4.2m (27.7m²) - ceiling with exposed beams
BATHROOM – 4.2 x 2.8m (11.8m²) - 2 basins, bidet, hanging-cupboard/cupboard
Separate WC – 1.7 x 0.8m (1.4m²)
BEDROOM 7 - 8.0 x 6.5m (52.0m²) - ceiling with exposed beams - marble fire-place
BATHROOM - 6.3 x 3.0m (18.9m²) with exposed beams - corner bath - separate shower - WC

GITE approx. 65m² habitable space

ENTRANCE – 2.7 x 0.9m (2.4m²)
LIVING / DINING ROOM – 4.5 x 4.2m (18.9m²)
BEDROOM 1 – 3.0 x 2.6m (7.8m²)
BEDROOM 2 – 3.9 x 2.9m (11.3m²)
Separate WC – 1.6 x 1.5m (2.4m²)
SHOWER ROOM - 4.1 x 1.5m (6.2m²)
BREAD OVEN PASSAGE - 3.3 x 1.4m (4.6m²)
KITCHEN PASSAGE – 3.3 x 1.4m (4.6m²)
KITCHEN – 2.4 x 2.1m (5.0m²)
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 (12.9m²) – includes washing machine area
PROFESSIONAL KITCHEN - 8.1 x 3.0m + 2.1 x 1.5m (27.7m²) – includes washing up area
REAR KITCHEN AREA – 10.5 x 4.7m (49.4m²) includes shower, 2xWC's & large cold room
STAIRS
convertible ATTIC - 6.0 x 4.0m (24.0m²)
Small vaulted CELLAR with stone structures for wine barrels

Beautiful CHAPEL – 6.1 x 4.0m (24.4m²) - small cellar below

OUTBUILDINGS Floor area – approx.300m²

Old stables – 9.0 x 6.5m² (58.5m²)
Old tack room – 6.5 x 2.0m (13m²)
Pigeonnier 1 – 3.4m diameter (9.1m²)
Pigeonnier 2 – 3.8m diameter (11.3m²)
Outbuilding 1 – 6.7 x 4.3m (28.8m²)
Outbuilding 2 – 13.8 x 4.8m (66.2m²)
Outbuilding 3 – 27.0 x 4.8m (129.6m²) of which BOILER ROOM 4.5 x 3.8m (17.1m²)



GROUNDS

Square courtyard – 44m x 41m

Wood - approx. 10.3ha

Park - enclosed by walls or link fences

4 sided roof rainwater collection pond (160m²) 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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Comune

Camere da letto:	9
Finito piedi quadrati:	565 mq
Dimensione del lotto:	118730 mq

Energy efficiency

Energy Use (kWh/m ² /year):	214
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Building details

Parking:	Si
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Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:

http://www.arkadia.com/PFYR-T163722/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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