



## listing



### Agent Info

|               |                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                          |
| Bedrijfsnaam: |                                                                                                  |
| Mistlampen:   | United Kingdom                                                                                   |
| Telefoon:     |                                                                                                  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,193,164.39 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Confolens          |
| Geplaatst:                  | 24-10-2024         |

### Omschrijving:

This beautiful small Chateau occupies an elevated position giving panoramic views across the rolling Charente countryside and has a substantial range of outbuildings including a fully renovated 3 bed guest cottage, large garage block, barn and stables. Surrounded by 4.5 ha (11 acres) of parkland and paddocks, complete with 2000m<sup>2</sup> carp lake, it offers a haven of peace and tranquility. Yet is just 5 minutes from the local village with shop and bar, 15 minutes from the larger town of Confolens and 35 mins from the international airport at Limoges. With 15th century origins, this lovely Chateau has been meticulously restored to an extremely high standard. Great care has been taken to retain original features to preserve its charm character and elegance whilst updating to cater for modern luxury living. The renovation has included treating all timbers and adding central heating provided by an energy efficient pellet boiler which serves underfloor heating on the ground floor under beautiful newly Italian stone tiled floors and radiators on the first floor. Briefly the Chateau comprises a large entrance hall that runs nearly the whole length of the house, with doors to the stunning (51m<sup>2</sup>) grand salon/dining room which in turn has french doors opening onto the beautiful balustraded 20x9m terrace with its breathtaking views. Further doors from the entrance hall lead to a garden room with views down to the lake and beyond, a cloakroom with W.C, a large kitchen with new fitted units and wood burning stove and a further triple aspect sitting room with wood burner. The beautiful spiral stairs lead down to the vaulted cellars and up to the first floor with four luxurious bedrooms all with en-suite bathrooms and the continue to the second floor with feature ceiling and huge attic space. From the attic it is easy to appreciate the quality and condition of the slate roof. The cottage comprises on the ground floor: a kitchen/dining room, a downstairs shower room, a laundry room, a boot room, a boiler/utility room and a large living room with feature fireplace and wood burner. Upstairs is a galleried landing with doors to 3 double bedrooms and a bathroom with W.C. Price including agency fees : 1 034 250 € Price excluding agency fees : 985 000 € Buyer commission



included: 5%

## Algemeen

Slaapkamers: 7  
Badkamers: 5  
Afgewerkte vierkante meter: 535 m<sup>2</sup>  
Lot Afmeting: 43865 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MLSM-T6122/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6122/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi60344

