



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,402,318.27

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Poitiers  
ZIP code: 86000  
Posted: Apr 28, 2024

### Description:

**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'hotes / 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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## GROUNDS

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

The price includes the agency commission and excludes notaire fees. The aim of SMJ Immobilier is to provide as much accurate and detailed information about each property as reasonably possible. Each property is researched in detail. We aim to give you complete and factual information so that you don't visit properties with bad surprises. We don't want to waste your time, the owners' time or our own time! If you would like to see more pictures we will be happy to send you the necessary internet links to download slideshows showing the property in more detail, the immediate surroundings (including the neighbours, if there are any), the hamlet or village and the town (if it is nearby). If there is any specific information you may require which is not shown, please ask and we shall do our best to give you the answers. Other houses for sale can be seen by clicking on 'SMJ Immobilier' at the top of this page.

### **Common**

Bedrooms:	9
Finished sq. ft.:	565 sq m
Lot Size:	118730 sq m

### **Energy efficiency**

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

Parking:	Yes
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**Lease terms**

Date Available:

**Additional information**

Website URL: [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**

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