



## 7 Bedroom Chateau,

36300, Niort, Deux-Sèvres, Nouvelle-Aquitaine

\* 7 Beds \* 2 Baths \* 470m2

# €1,360,000

Ref: LN-29N8R

## Property Description

REF.4152 : 12th C. CHATEAU RESTORED IN THE 19th C. OVERLOOKING THE RIVER

Situated close to a small town with all amenities, this beautiful, secluded property nestles in pretty, rolling countryside. At the crossroads of the Indre and Vienne rivers, 300 km from Paris and Bordeaux, it is built on a rocky spur overlooking the river, with a view over the countryside.

This château is the ideal property for a guest activity. It can also satisfy a desire for the countryside. It's also ideal for family life.

With approx. 470sqm of living space, the château comprises :

First floor: large entrance hall, reception room, living room, bedroom with en-suite bathroom, wc, magnificent kitchen, study and dining room with stunning countryside views.

First floor: master bedroom with en suite bathroom, dressing room.  
5 bedrooms, three with en suite bathrooms.

Second floor: convertible attic with existing bedroom and toilet.

Basement: sauna, laundry room, cellar and boiler room.

The outbuildings include :

A janitor's cottage in need of complete renovation.

Old stables to renovate.

A garage.

The property extends over 10ha 06a 95ca.

It comprises a park, meadows and a small wood.

The park features a swimming pool with pool house.

Also available for purchase:

Close to the chateau, a mill with 3 bedrooms, 2 bathrooms, kitchen and dining room overlooking the river. Land with orchard.

Total surface area: 1ha 74a 37ca.

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